



3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

3-5 Year Strategic Plan Executive Summary:

Executive Summary:

From the community's beginnings in the late 1800's to the present, West Valley City has transformed from an agricultural community to a diverse suburban community with a large employment base. The City is now over 85 percent built out, with a third of all land in the City developed as commercial or industrial. New private development renovation and light rail transit projects are creating positive changes for the City.

West Valley City General Plan: *Vision West 2030* is a good example of the joint effort put forth by West Valley City officials, residents, business owners, land owners, and representatives from several different agencies addressing the issues, goals, and actions deemed important for the well being of the City. In determining needs, goals and priorities, West Valley City received input from many sources and did considerable background research. One important source of information was the City's General Plan: *Vision West 2030*. This document was written in 2009 after an extensive public input and research process, which helped the City create a collective vision for the future and goals and actions to reach that vision. The *Vision West 2030* results have been combined with HUD specific public input and research to help West Valley City determine strengths and needs.

The West Valley City General Plan: *Vision West 2030* reflects significant public involvement over the space of a year and half. Residents, business owners, land owners, public officials, and representatives from several different agencies participated in the crafting of the issues, goals and actions of this document. The purpose of this document is to provide a vision for the future of the City and to ensure orderly growth and high quality developments. West Valley City seeks to continue development and revitalization of opportunity corridors to maintain the City's role as a major regional employment center, preserve important open space and agricultural land as valued community asset and a reminder of our heritage and maximize the potential of transportation and transit investments in the City.

West Valley City has diligently worked to preserve residential communities, and will work to proactively address important neighborhood issues that detract from their safety and vitality. West Valley City seeks to provide positive solutions involving neighborhood residents that make the City more beautiful, unique, and unified.

The vision of West Valley City is to maintain a variety of housing for people of different ages, incomes and ethnicities. Such housing should include quality architecture that address the street; provide amenities such as trails, parks; open space; create safe and attractive neighborhoods; and promote resource conservation and environmental protection through primarily higher density.

West Valley City will continue to establish a diverse and vibrant economic base. The City will retain and enhance manufacturing and industry opportunities, shape the emerging activity in important opportunity corridors, provide efficient and fair business review and application processing, and celebrate the wonderful ethnic and cultural diversity within the City. West Valley City aims to define and expand its unique sense of place to stimulate economic, social and cultural appeal.

West Valley City should pursue an urban design strategy that will include a greater intensity of development to create a recognizable downtown; utilize transit more extensively; conserve resources; take advantage of existing infrastructure; promote attractive streetscapes including trees and other landscaping, buildings close to the street, high quality architecture and street furniture, and appropriate signage; and include pedestrian and bicycle accommodations.

Sustainability was identified by the West Valley City Council as one of several key priorities to consider in the drafting of a new General Plan for West Valley City. The United Nations' Brundtland Commission defined sustainable development as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." West Valley City answers the call for sustainable planning by addressing air quality, water quality and availability, sustainable development and efficient building and site design, transportation, better land use, and regional responsibility.

Programs to prevent people from becoming homeless and to assist those already without housing is a universal concern in Utah. The need for each community to provide transitional housing and permanent affordable housing is the main topic at joint meetings of for-profit and nonprofit organizations. Special needs populations are recognized as needing help with both housing and social services.

Stimulus funds from the American Recovery Act 2009 will benefit many groups. The process of distributing funds has been slow but once received plans are in place and should alleviate the immediate need. Salt Lake County has initiated programs for energy efficient homes that has proven to be cost effective. Use of CDBG and HOME funds has allowed low-moderate income families to remain in their homes through maintenance programs and emergency funding.

Many of the goals that came out of the planning process can be achieved by ordinance changes or other staff initiatives, while others require a financial commitment.

In the last 3-5 Year Strategic Plan there were a number of areas where people told the City there was room for improvement. The concerns are listed below:

1. Housing maintenance and neighborhood upkeep
2. Wider variety of housing types and prices
3. Crime prevention programs, youth programs and help for seniors
4. Improved public spaces

These concerns will be dealt with through out this plan.

Demographics

The population of West Valley City, as with the rest of the Wasatch Front, is expected to grow through 2030 and beyond. Internal growth, potential annexation, and

increases in density in some areas will all impact the overall population of the City. West Valley City estimates population growth of 36% by 2030.

West Valley City is one of the most diverse cities in a rather homogenous state. A number of factors indicate that this trend toward greater diversity will continue: a labor shortage will occur as aging baby boomers continue to retire; local church will continue to draw people from all over the world to its Utah headquarters, and migration will be encouraged as ethnic and racial minorities establish durable networks and successful communities in West Valley City and elsewhere.

The demographics of West Valley City shows a population, based on the 2000 Census, of 109,673 with a potential growth of 7.6% by 2013 to 133,617. The residents of West Valley City represent a broad variety of race and ethnic backgrounds compared to the state as a whole. Approximately one in four West Valley residents identify with a race other than White/Caucasian, while the same is true for only about one in ten Utah residents. Figure 1.2.

Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission: Improve the quality of life in West Valley City through: effective long range visioning and land management; strengthen and improve neighborhoods; enhance the City's economic strength; seek and obtain federal and other resources to meet City needs.

HUD regulations require that the needs assessment and housing and community development strategy cover a three to five year planning period. This Consolidated Plan covers a five year period from July 2010 to June 30 2016. Any changes to this plan will be documented in the Annual Action Plan annually.

The list below shows the goals that the City hopes to address with CDBG and HOME funds over the next five years.

1. Decent Housing

Maintenance: ensure that the current inventory of public and private affordable housing is not lost due to deterioration or other causes

Homelessness: support both homeless prevention programs and the addition of new permanent and transitional housing

Special needs populations: support additional housing for people with special needs

2. Suitable Living Environment

Neighborhoods: assist residents to become homeowners

3. Community: continue to support programs for youth and seniors

4. Expanded Economic Opportunities

Economic growth: continue to use public improvements to enhance West Valley City's image and fuel economic growth

Geographic Areas of the Jurisdiction

Attached, please see the CDBG map that will identify the low-moderate income areas within the City.

The majority of the areas shown have a population of 57%-67% LMI.

- a. CDBG and HOME funds have been directed into these areas. With the use of the two grants:
 - i. Home rehabilitation loans and grants
 - 1. Roofs, plumbing, electrical
 - ii. Street projects which include-Lester Street (2009 funds)
 - 1. Sidewalks
 - 2. Curb & gutters
- b. CDBG-R funds
 - i. To assist in completing the Lester Street project

Community Development Block Grant Projects Fiscal Year 2009-2010

<i>CDBG Grant</i>	<i>\$935,072</i>
<i>CDBG-R funds and Reallocations</i>	<i>\$677,000</i>
<i>Program Income</i>	<i>\$25,000</i>
Total Budget Proposal	\$1,637,072

	Last Year's	Approved Budget 09/10
Neighborhoods 2009-2010	Proposal	Proposal
1 Utah Food Bank Senior Repairs Program 60-6081-41325-81001-2009	\$25,000	\$25,000
2 WVC Dept Code Enforcement 60-6081-41321-81001-2009	\$92,000	\$138,120
3 WVC Dept Emergency Repair (ERMMA) 60-6081-41320-81001-2009	\$62,000	\$35,000
4 WVC Dept Mobile Home Rehabilitation 60-6081-41320-81001-2009	\$42,000	\$35,000
5 WVC Dept Down Payment Assistance 60-6081-41324-81001-2009	\$42,000	\$40,000
6 WVC Dept Home Rehabilitation (Program Income)	\$25,000	\$25,000
7 WVC CED Home Rehabilitation Program 60-6081-41320-81001-2009	\$42,000	\$41,927
TOTAL	\$330,000	\$340,047
Other Activities 2009-2010		
1 Section 108 Loan- Harvey St Principle 60-6081-40810-00000-0000		
2 Section 108 Loan- Harvey St Interest 60-6081-40820-00000-0000	\$282,169	\$284,000
TOTAL	\$282,169	\$284,000
Public Services 2009-2010		
1 SLCAP Redwood Food Pantry 60-6081-41454-81001-2009	\$3,000	\$3,000
2 WVC Victim's Services 60-6081-41451-81001-2009	\$6,000	\$6,000
3 Utah Food Bank Meal Boxes	\$0	\$3,000
4 WVC Neighborhood Services - Nat'l Night Out	\$0	\$2,000
5 WVC Neighborhood Services - Neighborhood Watch	\$0	\$2,000
6 Family Support Center Crisis Nursery 60-6081-41463-81001-2009	\$3,000	\$4,000
7 SLCAP Housing Outreach	\$0	\$3,000
8 SLCAP Financial Counseling 60-6081-41462-81001-2009	\$3,000	\$3,000

9	WVC Family Fitness Center 60-6081-414-81001-2009	\$3,000	\$3,000
10	The Road Home 60-6081-41616-81001-2009	\$10,000	\$10,000
11	Utah Food Bank 211 Information 60-6081-41619-81001-2009	\$2,000	\$4,000
12	WVC Utah Cultural Center	\$0	\$5,000
13	WVC Police Dept. CSO's (formerly COP's) 60-6081-60-6081-41453-81001-2009	\$58,000	\$47,261
14	South Valley Sanctuary	\$4,000	\$4,000
15	Community Health Centers	\$4,000	\$3,000
16	Family Support Center Parent Advocate	\$0	\$4,000
17	Legal Aid Society of Salt Lake 60-6081-41461-81001-2009	\$0	\$4,000
15	WVC Police Dept. D.A.R.E. 60-6081-41452-81001-2009	\$30,000	\$33,750
TOTAL		\$126,000	\$144,011

Public Works Projects 2009-2010

1	Lester Street Sidewalks	\$477,000
2	Arlington Park	\$200,000
TOTAL		<u>\$677,000</u>

Administrative Costs (20% Cap)

1	Administrative Costs	\$184,329	\$192,014
TOTAL		\$184,329	\$192,014
GRAND TOTAL			\$1,637,072

In the 2009-2010 FY, street and park projects were funded to provide safe environments for residents.

West Valley City Community Development Block Grant Recommended Projects FY 2010-2011

CDBG Grant	\$1,011,635
Program Income	\$25,000
Total Budget Proposal	\$1,036,635

		Funding Request	Recommended Funding
Neighborhoods 2010-2011			
1	Utah Food Bank Senior Repairs Program	\$11,000	\$11,000
2	WVC Dept Code Enforcement	\$138,120	\$138,120
3	WVC Dept Emergency Repair (ERMMA)	\$62,000	\$45,000
4	WVC Dept Mobile Home Rehabilitation	\$42,000	\$40,000
5	WVC Dept Down Payment Assistance	\$42,000	\$40,000
6	WVC Dept Home Rehabilitation (Program Income)	\$25,000	\$25,000
7	WVC CED Home Rehabilitation Program	\$42,000	\$74,443
TOTAL		\$362,120	\$373,563
Other Activities 2009-2010			
1	Section 108 Loan- Harvey Street	\$284,000	\$284,000
TOTAL		\$284,000	\$284,000

Public Services 2010-2011

1	Community Health Centers	\$3,000	\$6,000
2	Family Support Center Crisis Nursery	\$7,000	\$7,000
3	People Helping People	\$7,500	\$5,000
4	Legal Aid Society of Salt Lake	\$10,000	\$10,000
5	House of Hope	\$6,000	\$6,000
6	SLCAP Housing Outreach	\$3,000	\$3,000
7	SLCAP Redwood Food Pantry	\$3,000	\$6,500
8	South Valley Sanctuary	\$5,000	\$5,000
9	The Road Home	\$10,000	\$10,000
10	Utah Food Bank 211 Information	\$9,750	\$9,750
11	WVC Family Fitness Center	\$3,000	\$3,000
12	WVC Police Dept. CSO's (formerly COP's)	\$47,261	\$60,000
13	WVC Utah Cultural Center	\$6,000	\$3,000
14	WVC Victim's Services	\$10,000	\$10,000
15	Holy Cross Ministries (Westview Women's)	\$9,515	\$2,000
16	Big Brothers/Big Sisters of Utah	\$3,000	\$3,000
17	Family Support Center Parent Advocate	\$5,000	\$2,495
TOTAL		\$126,000	\$151,745

Public Works Projects 2010-2011

1			
2			
TOTAL			\$0

Administrative Costs (20% Cap)

1	Administrative Costs	\$202,327	\$202,327
TOTAL		\$202,327	\$202,327

GRAND TOTAL	\$974,447	\$1,011,635
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West Valley City Council has an annual process in place to assess the needs of the community and how each of the City departments can best respond to those needs. Part of this process includes identifying the issues, making goals relative to each issue, and then creating action items to meet those goals. These action items are then reported on quarterly by the Department Heads to the City. Below are ways in which the City has addressed the concerns of residents when surveyed in the 2005-2010 Con Plan.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

3-5 Year Strategic Plan General Questions response:

AREA OF CONCERNS 2005-2010 Con Plan:

(Concerns in areas are not in any specific order of importance)

1. Housing maintenance and neighborhood upkeep
2. Crime prevention programs, youth programs
3. Neighborhood programs
4. Transportation options
5. More parks and open space preserved
6. Wider variety of housing types
7. Housing Programs to prevent people from becoming homeless

#1 Code Enforcement: Housing maintenance and neighborhood upkeep:

Ordinance Enforcement: Leaders of West Valley City were concerned that there was a general perception that the City was dirty and unappealing. Some residents were concerned that their property values were declining due to lack of property maintenance by some of the people living in the neighborhoods. To combat the problem, City leaders decided to emphasize the role of the Code Enforcement Division within the City.

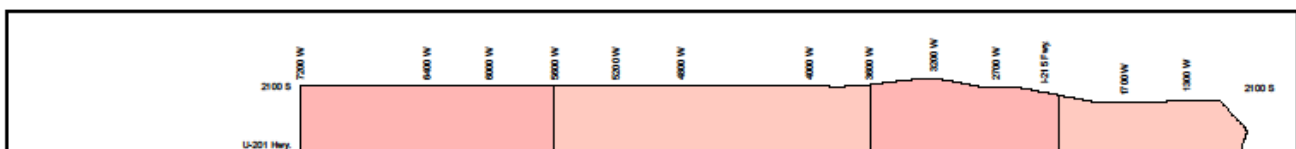
The City was divided into 10 areas or "beats". Each beat was assigned an officer with his or her own vehicle who would patrol neighborhoods and cite those with violations of City Code ordinances that had already been established by the City Council. Residents also have the ability to call in and report a concern in the neighborhood. The owners of properties in violation are given the chance to remedy the problem or risk being sent to Court and paying a fine.

Twice yearly a random, independent survey is conducted in all of the beats to determine the percentage of homes in violation of Code. The violations considered in the survey are:

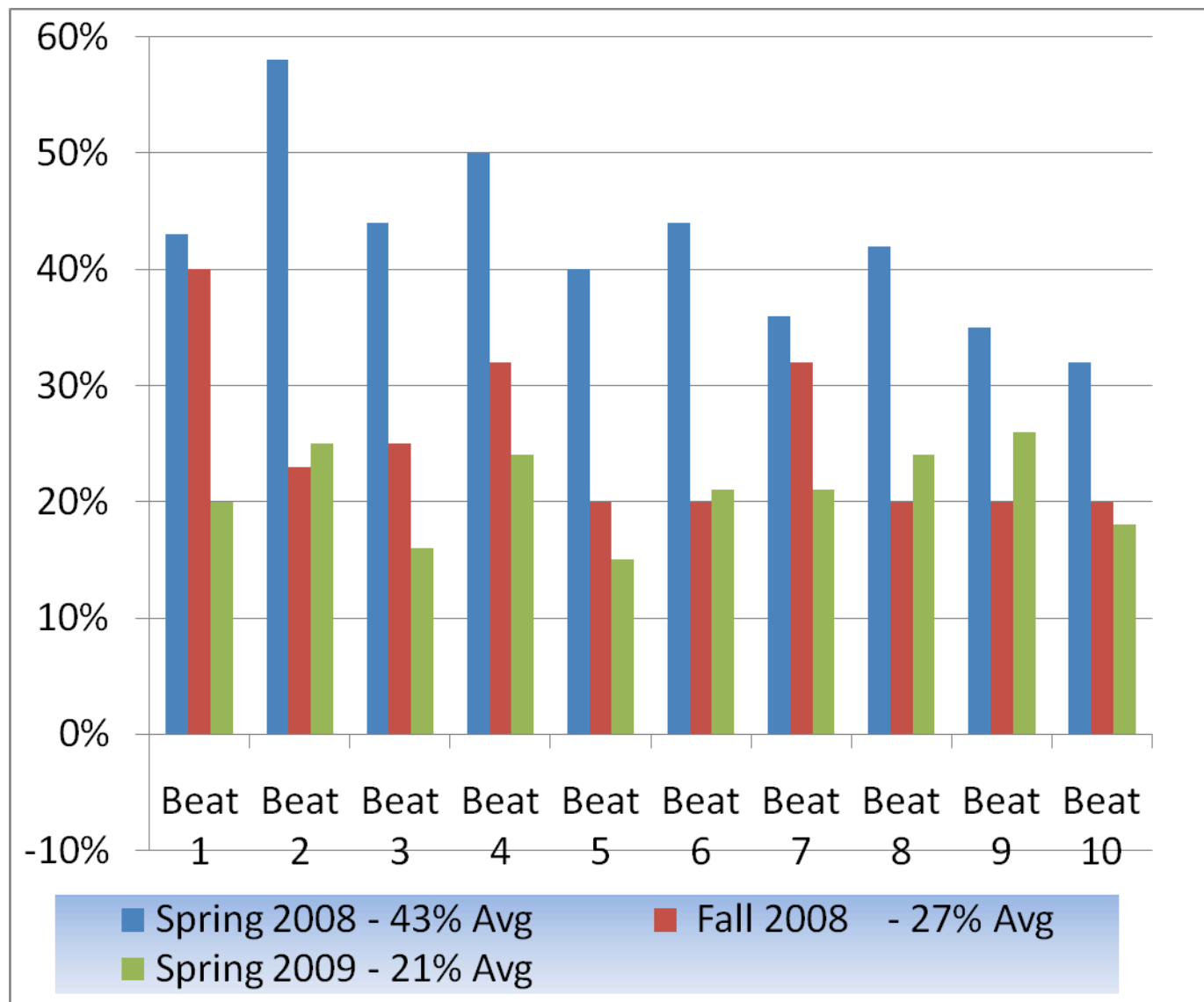
1. Landscaping,
2. Solid waste,
3. Outside storage,
4. Inoperable vehicles,
5. and surfacing

In the initial survey conducted in Spring 2008, 43% of single-family properties in West Valley City were in violation of Code. Due to efforts on the part of the Code Enforcement Officers, as of Spring 2009, the number of homes in violation were 21%.

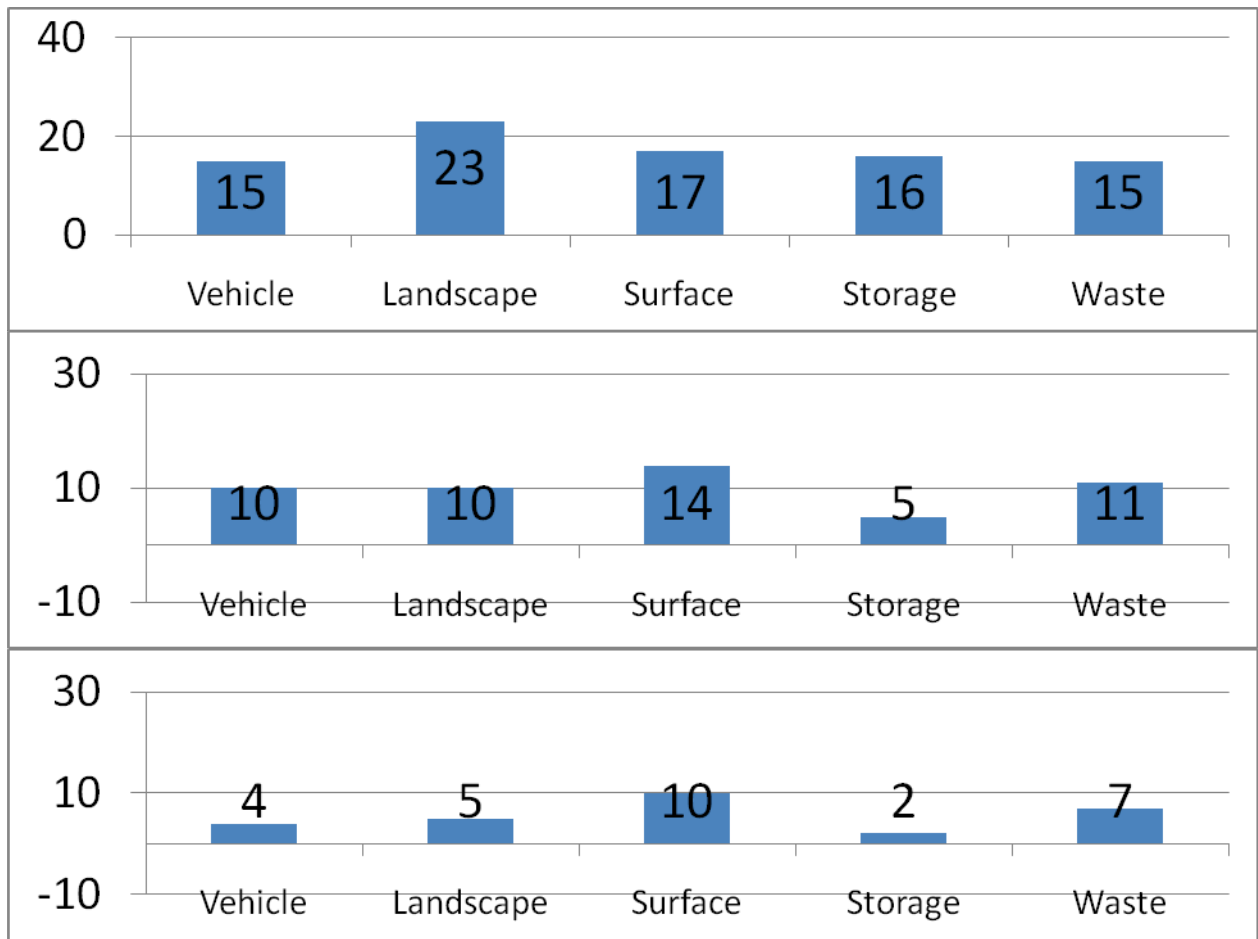
West Valley City Beats and Survey Results



Crime prevention programs, youth programs and help for seniors.



Code Enforcement Survey

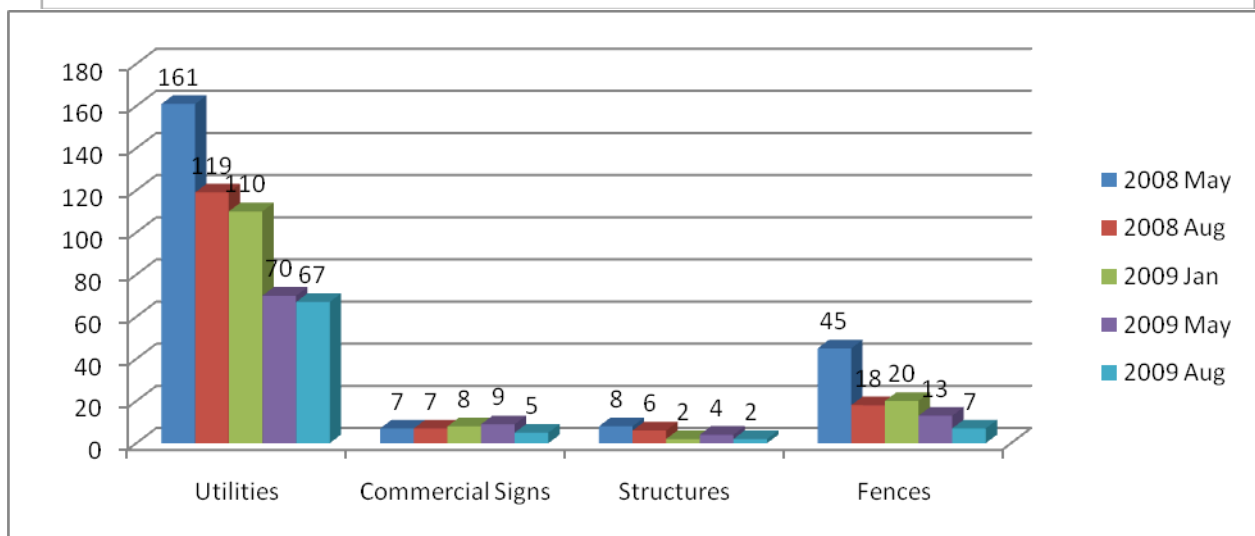
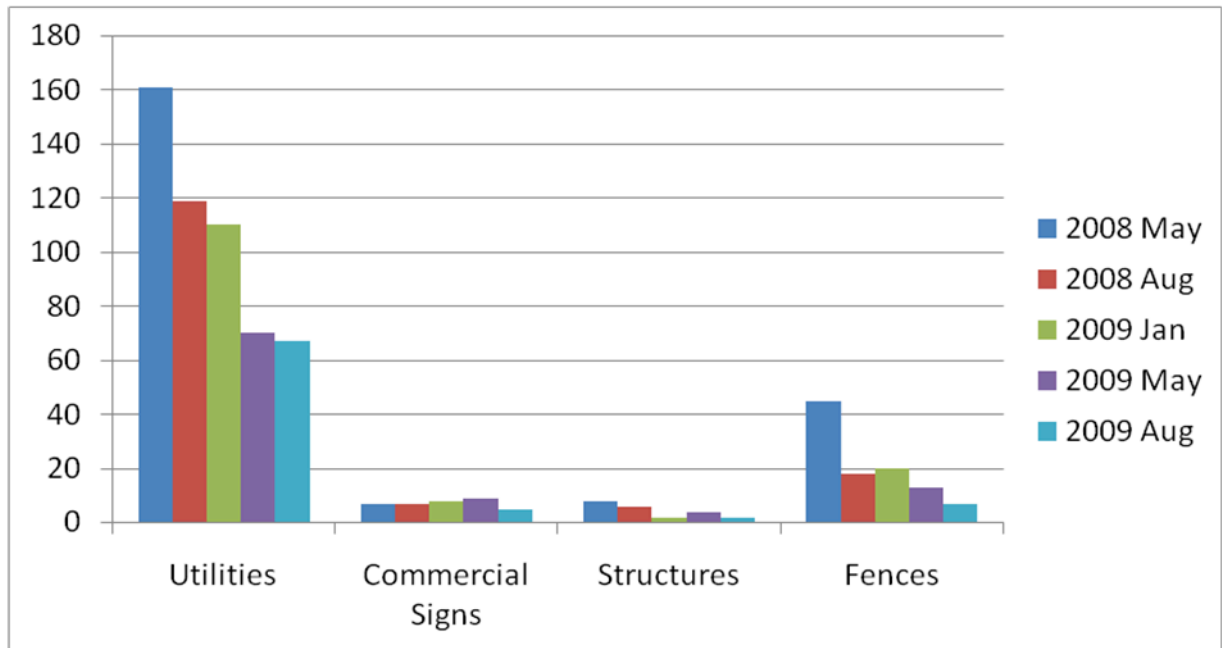


Code Enforcement: Violation Percentages-Overall

Goal: Improve yard maintenance for new and existing residential properties.

- ☐ Encourage waterwise landscaping that can reduce the cost of maintenance.
- ☐ Develop rules and incentives to promote good property management.
- ☐ Provide sufficient staffing to the West Valley City Code Enforcement Division.
- ☐ Where landscaping is not installed by the developer, encourage landscape vouchers where developers give homeowners a voucher for landscaping that they can install themselves.
- ☐ Where landscaping is not installed by the developer, consider warranty bonds for landscaping that are held until homeowners complete their yard.
- ☐ Educate new residents about City maintenance standards through West Valley Journal articles and through new neighbor packets/letters.

Graffiti Survey



	2008 May	2008 Aug	2009 Jan	2009 May	2009 Aug
Utilities	161	119	110	70	67
Commercial Signs	7	7	8	9	5
Structures	8	6	2	4	2
Fences	45	18	20	13	7
Totals	227	150	140	96	81

West Valley City: Graffiti Survey

CDBG funds are allocated to pay for salaries for 4 part-time officers in the CDBG areas.

#2 West Valley City Police Department: Crime prevention and youth programs:

Over the past five years the West Valley City Police Department has implemented or participated in numerous crime prevention programs in order to fulfill their mission statement of "... working in partnership with the members of the community cultivate a safe environment to live, work and visit." This effort has not only included both long and short-term programs and strategies, but has also involved a reorganization of the department to include a Community Services Division dedicated to a pro-active, intelligence led approach to crime reduction.

For the past five years the police department has participated in the Weed 'n Seed Program in conjunction with the Neighborhood Services Office and other departments within West Valley City. This was a grant funded program aimed at reducing crime and improving the quality of life in specific geographical areas in West Valley City. The goals and objectives of this program as related to the police department were as follows:

1. Reduce the number of gang-related crimes (i.e., graffiti, auto theft, shots fired) per capita in the targeted area.

To meet this goal the police department initially set aside two detectives of the Major Crimes Unit to specifically work on gang related crimes and to develop a data base of gangs and their members giving the detectives better intelligence on the suspects perpetrating these crimes.

Later, as part of the new Community Services Division, the Special Investigations Unit or SIU was formed. One of this unit's main responsibilities is proactive gang suppression. From July 2008 through June 2009, this four man unit completed 656 hours of gang suppression while still fulfilling there other assigned tasks. Due to their intelligence gathering capabilities they have also had success in the immediate resolution of several gang related shootings and have had success in disrupting and prosecuting several gang run fraud and burglary rings.

2. Reduce the availability of drugs per capita in the targeted area by reducing the sources of narcotics in the neighborhood.

From January – June 2009 citywide the Neighborhood Narcotics Unit made 76 felony arrests, 10 misdemeanor arrests and served 28 search warrants seizing a substantial amount of narcotics. Overall arrests were up 59% from the same period last year. From July 2008 to June 2009 this unit seized 940.7 grams of cocaine, 12,491.3 grams of marijuana, 20 marijuana plants, 779.9 grams of methamphetamine and 541.4 grams of Heroin. They also dismantled one clandestine drug laboratory and seized 8 firearms from drug dealers. This type of effort has had a significant effect in reducing the amount of illegal narcotic available in West Valley neighborhood.

3. Reduce the number of violent crimes committed per capita in the targeted area.

The department worked in several ways to reduce violent crimes in West Valley City. The first focused specifically on domestic related crimes. Working with the Prosecutor's Office and the Victim Advocates Office detectives of the Domestic Violence and Sex Crimes Unit targeted repeat domestic violence offenders, making sure that they were prosecuted for their crimes and that their sentences included supervision and also ensuring that the victims received education and assistance in an effort to break the domestic violence cycle.

Also, as stated above, the Special Investigation Unit targeted gangs and gang violence with the results listed.

4. To increase resident participation in crime prevention activities through an increase in the number of neighborhood and apartment owner associations. This goal was accomplished in conjunction with the West Valley City Neighborhood Services Office. Community Service Officers worked with the Neighborhood Services Coordinator to strengthen existing neighborhood watches by attending group meetings and keeping in touch with Neighborhood Watch leaders by phone and email so that problems in those areas can be quickly resolved. Officers also encourage residents in areas without neighborhood watch programs to start a program in their area and explain the benefits of the program. Officers also train mobile patrol groups on how to safely patrol their neighborhoods and how to properly report criminal activity.

In addition to the Neighborhood Watch and Mobile Patrol Programs, the police department has been a key state holder in the Good Landlord Program. This program was designed by the City to give landlords a break on business license fees if they meet certain criteria such as screening prospective tenants and quickly evicting problem tenants. The police department participates in training the landlords and also assists with statistics and enforcement efforts.

5. Improve resident's perception of police service by increasing communication. The police department has made it a goal to re-contact citizens who contact the police department with concerns and long-term issues within 48 hours of receiving their complaint. The Community Services Division has set up a system for tracking complaints and contacts and our responses. From July 2008 through June 2009 we had a re-contact rate of 99% within 48 hours of receiving a complaint or contact. By being more responsive to resident's needs we have improved resident's perception of police service.

These programs have not only been implemented in the Weed 'n Seed areas, but have been implemented throughout West Valley City. And, while the Weed 'n Seed grant is now completed; these programs and strategies will continue to be used and evaluated in order to help reduce crime.

In the past five years we have also implemented two programs which have not met with great success. In 2008 – 2009 we implemented a monthly community education seminar. The topics for these seminars were suggested by residents and were presented by experts both within and outside of the police department. They included topics such as gang awareness, drugs, domestic violence and ordinance enforcement. While the first few seminars were successful with 40 or more residents attending, as the year went on the number of residents attending dwindled down to less than five. We attempted to increase the advertising of the seminars through local papers, posters in a variety of city facilities and via the City and Neighborhood Watch websites; however, it appears there was just not enough community interest in this type of educational endeavor. It has been decided to discontinue the seminars citywide. Officers will still provide education on topics of interest as requested by specific groups such as scout groups, businesses and neighborhood watch groups. Another program that has only met with limited success is the Business Watch Program. This program was designed to educate business owners on security and fraud issues and to also facilitate better communication between businesses on security related matters. The program flourished for about six months with monthly meetings in which the police participated along with security personnel from businesses in West Valley, Taylorsville and West Jordan. The meetings were generally productive and included an education component facilitated by the police department and a networking component in which the security personnel shared cases and were able to share suspect information that helped identify suspects who had perpetrated similar crimes in multiple stores. Unfortunately, several key people from these businesses either had changes in their job assignment or withdrew their

support and attendance at meetings began to dwindle and then ceased. As part of our plan for the coming year we are re-contacted businesses and trying to re-implement this program. We are going to try and keep it within West Valley in hopes that keeping it on a smaller scale will improve our chances of success.

Other programs or strategies that we have had success with over the past five years are our partnership with the Valley Fair Mall, our work with the Community Preservation Department and our Intelligence-Led Policing strategy. Over the past year and a half members of the Community Services Division have been having monthly meetings with the management of the Valley Fair Mall and the Security Director for the mall. In these meetings crime statistics and trends are discussed and strategies are implemented to address the trends and issues. These strategies have resulted in a 23% drop overall crime at the mall from the 2007 – 2008 fiscal year to the 2008 – 2009 fiscal year.

Officers in the Community Services Unit also meet monthly with Ordinance Enforcement Officers from the Community Preservation Department to discuss problem residences and criminal trends, such as graffiti, that effect both departments. Community Service Officers work closely with the Community Preservation Officer in their geographical areas in order to ensure that comprehensive strategies are implemented to resolve quality of life issues in West Valley City neighborhoods. They also incorporate resources from the Salt Lake County Health Department, various housing authorities including the West Valley City Housing Authority and Adult Probation and Parole. The Community Services Unit also has one officer who is a dedicated liaison to the Community Preservation Department and whose office is housed in their building to better facilitate communication between the two departments.

Finally, in re-structuring the police department, Chief Nielsen has put an emphasis on an Intelligence-Led Policing strategy. This strategy uses crime mapping and intelligence gathered from the community and other sources to address crime trends. Supervisory members of the police department meet every two weeks to review these trends and to develop operational strategies to resolve these trends. We have had great success in this area apprehending serial robbers, burglars, auto thieves and other career criminals and breaking up several criminal groups and organizations. In the weeks following these arrests we have noted a significant reduction in the types of crimes that were involved.

#3 Neighborhood Services:

The West Valley City Neighborhood Services Specialist works closely with the City's Community Service Officer (CSO) to work with the City's 150 neighborhood associations and neighborhood watch groups to help the residents identify problems and find ways to fix them before they become chronic. The CSO's also support the Ordinance Enforcement Officers and Housing Authority staff. Crime Prevention Through Environmental Planning (CPTED) assessments may be requested by residents to evaluate physical elements in their communities that may be contributing to crime.

There are a variety of non-profit organizations currently involved in the West Valley City area, these agencies have coordinated and consulted with the City in the past:

West Valley City has a new program called the Community Action Team (CAT). Its purpose is to provide information and assistance between agencies to increase services within the neighborhoods. It is a monthly staff meeting with the Police Community Services Unit. Attendees include:

- ☐ Police, Community Services Unit
- ☐ Housing, West Valley and Salt Lake County Housing Authorities

- ☐ Code Enforcement Officer
- ☐ Adult Protection Services
- ☐ Salt Lake Valley Health Department
- ☐ WVC Neighborhood Services

West Valley City's Neighborhood Coordinator is a board member of the Utah Council for Crime Prevention, current president of the Utah Crime Prevention Association, and on the planning committee for the Let's Talk Utah: Power of Prevention Conference. All three bring greater insight and training to City staff in regards to current trends within the crime prevention community. The Conference also provides national level education classes to residents within the community on a wide range of topics all revolving around health and safety.

The City is also part of the GAIN coalition. GAIN - Growing Assets and Income Now: Since 2002, the Growing Assets and Income Now (GAIN) Coalition has led the efforts of the Volunteer Income Tax Assistance (VITA) Program, which provides free tax preparation services to low to-moderate income households in Salt Lake and Tooele counties. Our goal is to not only create and sustain essential community services and stabilize the financial situation of low- to moderate-income households, but to distribute the Earned Income Tax Credit (EITC) and other tax credits to which our community households are entitled. EITC, America's largest anti-poverty initiative, essentially provides an incentive for families to work, by creating an opportunity to increase the effective wage of qualifying workers at tax time.

GAIN encourages the use of VITA services in place of commercial tax preparation services that can charge exorbitant fees and aggressively market "rapid refund" loans with triple digit interest rates. The coalition is consistently innovating new ideas and partnerships to offer savings and asset-building opportunities to our clients, including savings bonds.

This year we have opened a Volunteer Income Tax Assistance (VITA) site at City Hall. Households with income below \$49,000 can receive free tax service by volunteers that have been trained and certified by the IRS. This is also the second year we have hosted the Financial Fitness Fair. The fair is organized by GAIN, Utah Cap, and the IRS. The fair is free and provides information to residents on smart money management from various vendors and also has a VITA site component to provide free tax services to households that qualify. IRS-certified volunteers receive training to help prepare basic tax returns in their community, including itemization and small business returns (C-EZ). E-filing is available at all VITA sites in Salt Lake and Tooele counties. This allows for a quick receipt of refund to filers, approximately 8-15 days, reducing the likelihood clients will use predatory loan services.

Neighborhood Watch: The City has an active neighborhood watch program. The neighborhood watch groups are grass roots within the neighborhoods with the City and Police providing education and materials to assist them. The Neighborhood Services webpage is one of the most extensive and complete in the state. A wide range of education materials, handouts, flyers, brochures, newsletters, etc have been developed and are maintained and updated by the Public Relations and Neighborhood Services Division. Neighborhood Watch is primarily a City General Fund program. Roughly \$2000 comes from the City and \$1000 from a Walmart grant. A small \$2000 CDBG grant was awarded for 2009-10 to the Neighborhood Watch programs inside the CDBG boundaries. The money will be used to provide them with education materials, signs, etc. I am hoping to use some of the money for motion lights in a very poorly lighted Mobile Home Park inside the CDBG area as well.

National Night Out (NNO): West Valley City has participated in this national campaign since its beginnings 26 years ago. 2009 marked the 6th consecutive year that the residents and City were recognized as national leaders for their efforts in August. The City's National Night Out campaign includes a wide range of events. Kickoff event: The night before NNO, provides an opportunity for all residents in the City, especially those that do not have events planned for NNO to participate in an event that is fun and educational. This City sponsored and organized event includes a safety fair, entertainment, and free BBQ all for free.

NNO Block Parties. On the night of NNO, dozens of neighborhoods plan block parties in their neighborhoods. In 2009 there were 35 block parties held by residents for NNO. These events range from pot-luck dinners, bbqs, catered meals, youth parades, garden produce exchanges, movies in the street, live bands, DJs, etc. All with the intent of building unity in the neighborhoods to build safer, cleaner, and healthier places to live.

The City also provides special neighborhood watch trainings in August, additional safety fairs at various locations throughout the City, and education seminars.

Crime Prevention Seminar Series (CPS): In 2009 the Neighborhood Services Office and the WVC PD held monthly Crime Prevention Seminars. Eleven total in 2009. Each month had a new focus/topic with speakers from various agencies around the state. These seminars were roughly one hour and free. A 2009 outreach campaign. Latino Community Seminar Series (LCS): In 2009 the Neighborhood Services Office offered monthly seminars for the City's Latino population. 7 total in 2009. The seminars focused on helping residents understand City services better. The seminars were free and taught in Spanish. A 2009 outreach campaign.

Chief Chat: A new program being explored for 2010 is Chief Chat. This will be a two-night bi-annual meeting, one night on the eastern side of the city, one night on the western side of the city. The intent is to provide an opportunity for residents to interact directly with the Police and Fire Chiefs. Both chiefs will make short presentations about current trends and concerns in the City. The presentations will be followed by a question and answer period. This program is still being developed for launch in Spring. Most of the programs that Neighborhood Services participates in use the resources of other agencies because we have neither the staff nor City funds to develop and implement the programs on our own. The one thing we can offer to help bring these programs to the City, are our facilities. The Financial Fitness Fair is held at the Family Fitness Center, the Lets Talk Utah Conference is held at the Utah Cultural Celebration Center. City sponsored events like the National Night Out kick-off event are held at the UCCC as well, entertainment comes from the partners program at the UCCC. Donations for NNO included: \$100 from Walmart, \$700 from Wells Fargo, 1000 hamburger and hotdog buns from Sarah Lee, 1000 bags of chips from Frito Lay, \$1000 worth of Mexican ice cream products, \$2000 from City General Fund, and \$1000 from the RDA. Not much when you consider an estimated 6,000 residents attended at least one NNO event in the month of August. National Night Out was also awarded a \$2000 CDBG grant for 2009-10. Because of timing issues, we are still trying to sort out bills and find receipts that might be eligible for reimbursement.

L and Use

The General Plan discusses the land use strategies that are proposed for West Valley for the next 20 years. These strategies were developed from input gathered at four community meetings, as well as discussions with neighboring cities and other stakeholders.

In a departure from the previous plans, the land use elements in *VisionWest 2030* does not divide the City into districts, with associated recommendations for each district. Rather, this plan identifies opportunity areas and other areas of change as the focus of future land use policies.

City staff met with land and business owners within each of the areas. During these meetings staff presented the concept of pulse nodes, which comes from Urban Land Institutes' booklet called *Ten Principles for Reinventing America's Suburban Strips*. West Valley City will promote a land use strategy that preserves and enhances existing neighborhoods, seeks the continued development and revitalization of opportunity corridors in the City, maintains the City's role as a major regional employment center, preserves important open space and agricultural land as a valued community asset and a reminder of our heritage, and maximizes the potential of transportation and transit investments in the City. The Land Use Plan will guide development in a manner that continues to make West Valley City a great place to live, work, learn, and play.

Redwood Road is West Valley City's busiest north-south arterial, due to a large residential population surrounding the street and the presence of many large employers between 3500 South and SR-201. Redwood Road was reconstructed, and the SR-201 interchange significantly upgraded to handle added traffic demand and provide better access to the light manufacturing corridor north of 2700 South, a major employment center in the City.

The corridor has a mixed character, with commercial and several large medium to high density residential developments along it. The corridor also features two mobile home communities, Redwood Elementary School and Salt Lake County's Redwood Community Center near 3100 South.

Between SR-201 and 3100 South, Redwood Road divides one of West Valley City's oldest neighborhoods and is the largest CDBG area, the Chesterfield neighborhood. Within this area, the approximately 16,000 LMI households, the Redwood Food Pantry located in the Salt Lake County Community Center which serves approximately 5,000 West Valley City households.

This area also houses major employers that employ nearly 26,000 people.

The Redwood Road corridor has experienced significant change in the last ten years, and the West Valley City light rail line will certainly induce further changes north of 3100 South.

Light rail Transit Stations: During the next 3 years, light rail will be constructed in West Valley City. Four

stations are proposed and development potential is enhanced at each of those locations by the existence of transit. City staff met with property owners adjacent to the planned Jordan River Station in the Metro Business Park, the Redwood Station on 2770 South, and the E Center Station on Decker Lake Drive. The intent of the meetings was to get input on what kind of development would be appropriate at each station and to emphasize that development around the stations could intensify over the planning period. Each station study area covered the land within a quarter mile, or a five minute walk, from the planned LRT station. The City Center Station was addressed thoroughly in a preceding plan called the City Center Vision, so it was not a part of the Opportunity Zone meetings held as part of this General Plan update. A summary of that plan is found in this Chapter. Generally speaking, the goal for the

three station areas is to create transit oriented development (TOD) around LRT stations that is unique to each station. *UTA TRAX, Utah Transit Authority*
<http://www.rideuta.com>

Jordan River Station: The planned station is located just south of 2320 South on 1070 West. Existing land uses within a quarter mile of this planned station are mainly one story office and light industrial uses within the Metro Business Park. One vacant parcel exists along the Jordan River. The south end of the station area includes single family homes on mostly half-acre lots. The Jordan River Trailhead Park owned by the County is a little known facility at the end of 2320 South. A pedestrian bridge

allows access into South Salt Lake. No transit parking is planned for this station. The land use goal for this station area is to take advantage of the LRT access by intensifying land uses through primarily more office development including multi-story buildings and, to a lesser extent, medium to high density residential. Such development could occur as intensifying existing built parcels or by developing the vacant parcel along the Jordan River. The residential development could take advantage of the close proximity of the Jordan River Parkway, the Jordan River Trailhead Park and the established religious institutions. The Metro Business Park was developed generally with single level buildings and as such it may be necessary to work with the Park association to amend their covenants to allow TOD type development.

Redwood Junction Station: The planned station is located just to the west of Redwood Road on 2770 South. Existing land use within a quarter mile of this planned station is commercial, office, and light industrial on the west side of Redwood Road and single family residential on small lots with some commercial and vacant ground along the east side of Redwood Road. Many of the homes are in disrepair. The City's main east/west biking/pedestrian trail, the Crosstown trail, intersects with this station. The land use goal for this station is to also take advantage of the LRT access by intensifying land

uses through more office development on the west side of Redwood Road and through mixed use development including retail and high density residential on the east side of Redwood Road. Such development could occur by intensifying/redeveloping existing built parcels or by developing the vacant parcels along Redwood Road. The Redwood Elementary School property

would be a good location for a mixed-use project assuming an appropriate new location for

Redwood Elementary could be found on the east side of Redwood Road, closer to majority of the children it serves. Careful consideration is needed for mixed use projects that will be adjacent to

existing single family homes to ensure that an appropriate transition is provided.

E Center Station: The planned station is located just north of 3100 South on Decker Lake Drive. The existing land uses within a quarter mile of this planned station are entertainment, hospitality, restaurants, residential, and large office buildings. Entertainment venues include the E Center, Hale Center Theater, and Hollywood Connection, a movie theater and indoor amusement park/arcade.

Business owners in the area are particularly concerned about vehicular access, especially when

an event at the E Center occurs. At the time of this General Plan update, two new hotels and 304 new apartments were under construction just west of the station. Some vacant land remains and opportunities exist to re-use or use in a different way the many large parking lots found in the area. UTA will be using a generally vacant parking lot for the E Center just north of 3100 South, as an 800 space park and ride lot. Shared parking would allow for significant additional development.

The land use goal for this station is to build on and intensify the existing mix of uses to take advantage of the thriving entertainment venues and the LRT access. The Edge at Decker Lake project together with the 104 units at West Pointe apartments on the northeast corner of Decker Lake Drive and 3100 South provide a significant residential component of rental units to the area. Hence, any additional residential use is encouraged to be owner-occupied. During the opportunity area meeting for LRT station areas, the following recommendations were made concerning the E Center Station area:

Add additional parking underneath the power lines west of Decker Lake Drive

- Construct the collector/distributor road system parallel to I-215
- Develop the south side of the E Center lot with commercial or office
- Manage the park and ride lot to minimize conflicts between transit riders and patrons of the E Center
- Educate people on alternative routes for events
- Share parking with office development
- Reevaluate traffic distribution for event nights
- Make Decker Lake Drive more pedestrian friendly, using strategies such as lighting and landscaping.

Another recommendation made during this meeting was to consider additional access to the rear of Hale Center Theater from 3300 South to Redwood Road and/or from 1940 West to 3500 South. However, given the impact such access would have on the residential area to the east of Hale Center Theater, the City does not support this recommendation.

City Center: In 2004, West Valley City adopted a master plan and vision for the City Center, an area encompassing nearly 50 acres including the Valley Fair Mall, land surrounding the I-215 interchange at 3500 South, and all land between 3500 South and 3650 South, and Constitution Boulevard and 2700 West. The City Center district has a variety of existing uses, including a

regional mall, government facilities, strip commercial, a hotel, a library, and extensive residential development.

The vision for the new City Center includes light rail, bus rapid transit, and an intermodal center as planned components. The transit emphasis helps facilitate a new vision and more intense land uses for West Valley City. Essential elements of the City Center vision include vertical and horizontal mixed use, good connections and access to transit, a range of housing types and prices, high quality medium to very high density development, and a sense of place provided by diverse shopping choices, daytime and nighttime activity, and quality public spaces. Development objectives established by the visioning process for the City Center include the following:

- Create a new mixed use urban center including a combination of 750,000 square feet of new office and retail.
- Create a varied environment reflecting excellence in architecture, landscaping, and design. Connect City Center with surrounding neighborhoods.
- Revitalize the declining Valley Fair Mall and create a regional shopping district for residents of West Valley City and neighboring communities.
- Focus on a new Market Street that becomes the identifiable City Center with two-to six-story buildings.
- Create connected public plazas that provide outdoor spaces and activities for residents, employees, shoppers, and visitors.
- Build an intermodal center for light rail, bus rapid transit, local bus service, pedestrians, and bicyclists.
- Broaden and connect civic uses in the area with City Hall, Court facilities, the Public Library, intermodal center, expanded health services, and a possible Post Office.
- Add 1,500 dwellings with a variety of housing types and prices to help support the City Center retail district.
- Link higher density projects in the surrounding area to the intermodal center with a circulating bus.

A number of elements of the City Center Vision have taken shape, or are in progress. In April 2006, West Valley City adopted a City Center zoning district that reflects the intent of the City Center Vision. The first significant project to have been completed in accordance to the new zone is the mixed-used office/retail development on the southwest corner of 3500 South and Constitution Boulevard. A major component of the vision, the relocation of Granger Elementary

to allow for the expansion of Valley Fair Mall was accomplished when the site was redeveloped into a Costco Wholesale store in 2007. As of July 2008, bus rapid transit serves the City Center, a park-and-ride lot has been built on Market Street, and construction is underway on the West Valley TRAX extension.

As of the writing of this General Plan update, the renovation of Valley Fair Mall is underway, including the addition of several new retail commercial buildings along Constitution Boulevard. By 2010, TRAX will be complete with a platform at City Center, and the area will boast an intermodal hub and a public plaza connecting light rail, BRT, Valley Fair Mall, and nearby government buildings.

Transportation and Transit

PROPOSED ROADS

These dashed lines represent proposed roads or those expected to be built at the time of the creation of this General Plan.

INTERSECTION EFFICIENCY

The Intersection Efficiency markers on the General Plan Map specify significant intersections that do now or will in the future require additional traffic capacity measures that reduce traffic congestion.

HIGHWAY RAMPS

These markers indicate general locations where full or supplemental access to state or interstate highways is desirable.

LIGHT RAIL TRANSIT (LRT)

The LRT lines represent the alignment of the West Valley City extension of TRAX to the city offices, which will be built between 2008 and 2011.

LIGHT RAIL STATIONS

These markers indicate confirmed or probable station locations for the Light Rail Transit route.

BUS RAPID TRANSIT (BRT), Proposed Alignment

These lines represent the existing, planned, or desired alignments of bus rapid transit. While at least one route is in operation at the time of the preparation of this document (3500 South MAX line), the other routes are either anticipated or desired by West Valley City for future development. These lines do not necessarily represent plans by the Utah Department of Transportation or the Utah Transit Authority to construct transit facilities.

BUS RAPID TRANSIT STATIONS

These markers indicate confirmed or probable station locations for the BRT routes. Where no markers exist on a BRT line, the stations have not yet been determined.

It is the intent of this General Plan to maintain the existing City Center zone.

Public Transit: As with other cities along the Wasatch Front, UTA provides public transit in West Valley City. UTA currently operates 17 bus routes that serve West Valley City. These routes connect to a network of regional bus routes, light rail transit, and urban commuter rail that provides connections to the region's colleges, universities, and employment centers. UTA operates a major transfer

point at the Valley Fair Mall on 2700 West, which will move to the City's planned intermodal

transit center in 2010. Bus service varies throughout the City, with some route headways as short as 15 minutes and some as long as 60 minutes. There are additional express routes that provide service from West Valley City to the University of Utah, and commuter service to and from the ATK Launch Systems facility in the southwest corner of the City. Additional express and inter-county routes traverse

the city serving Magna and Tooele County. Figure 11.3 shows the existing bus routes that serve

West Valley City, and the BRT routes that will serve the City by 2030. Presently, the west side of

West Valley City is not well served by transit. Aside from a route that travels along 5600 West

from 4100 South to 4700 South and local service on 3500 South, there is no community bus

service with 15- or 30-minute headways west of 4800 West.

UTA is finishing work on MAX, a BRT route that will run on 3500 South from the Millcreek

TRAX station at 3300 South to Magna. Unlike traditional bus service, MAX serves as a regional

system, stopping at major intersections roughly every mile with 15 minute headways. Rather

than paying the operator as they board the bus, passengers purchase tickets at platforms.

Currently, the platforms are along the side of the street, but as 3500 South is reconstructed,

platforms will be built in the center of the street at major intersections and MAX will operate

in a dedicated lane. MAX will run the entire length of West Valley City. BRT, along with the

West Valley Light Rail line to be completed in 2011, will be the most significant additions to

public transit in West Valley's history. BRT is also being proposed along 5600 West, to be built

by 2015

Bike Lanes and Trails: Although bike travel represents a small percentage of the total trips taken in West Valley City, cycling is a preferred mode of travel for many and is sure to increase over time. Bike lanes and trails are an essential element of the transportation network in West Valley City. To that end, a proposed bike plan is included in this chapter as Figure 11.4. The plan includes several bike lanes

that are completely segregated from automobile traffic (the class 1 lanes). These lanes are part of the existing and planned trail network in West Valley City, including the Jordan River Parkway, the Crosstowne Trail, and the Utah-Salt Lake Canal Trail. Class 2 bike lanes, separated striped lanes on existing roadways, are planned for collector and arterial streets in West Valley City. Class 3 lanes, which share the roadway with automobiles, are proposed for some of the City's arterials and smaller community streets.

#5 Parks and Recreation: More parks and open space preserved. (Taken from the General Plan)

Trails: Trails on the General Plan Map demonstrate proposed alignments for a system of pedestrian/ bicycle trails throughout the City. While these trails or trail segments should affect a complete system, they are not necessarily meant to be the same in appearance, design or construction. Some trails may simply be sidewalk lengths with designation markers and signage, while others may be constructed as a trail on undeveloped land.

CITY-WIDE PARK AREA, Proposed

These areas have been identified as ideal for the location of large, 25 or more acre parks, with a 3 mile radius service area. The park locations identified on the general plan map are general recommendations only.

DISTRICT PARK AREA, Proposed

These areas have been identified as ideal for the location of medium, 5 to 25 acre parks, with a 1.5 mile radius service area. The park locations identified on the general plan map are general recommendations only.

NEIGHBORHOOD PARK AREA, Proposed

These areas have been identified as ideal for the location of small, 0.5 to 5 acre parks, with a 0.5 mile radius service area. The park locations identified on the general plan map are general recommendations only.

PARKS, Existing

These areas on the West Valley City General Plan Map indicate the locations of public and private parks as well as open space. While many of these areas are accessible, it is important to note that several are private property and access is restricted.



Natural open space

The Northwest Quadrant of West Valley City contains a large number of low lying areas including some wetlands, alkaline soils, and areas with a high water table. There is a question as to whether the U.S. Army Corps of Engineers has jurisdiction over these wetlands, but either way this is a unique environment that harbors foxes and large flocks of birds. Many of these wetlands are in good shape, but some need to be cleaned up and restored. This part of the City is seen as an ideal location for natural open space and storm water detention.

The City has been working towards protecting these lands, through the Transfer of Development Rights ordinance (TDR), storm water funds, and a grant. The sending site or preservation area for the TDR ordinance is approximately 160 acres. As of 2008, the City has acquired about 30 acres of wetland properties south of the Riter Canal at about 6650 West.

Other natural open space areas in the City include the Redwood Nature Area along the Jordan River and the Oquirrh Mountain foothills in the southwest corner of the City where the Sunset Hills and Woodhollow Subdivisions are being developed.

At the time this Plan was being prepared, Envision Utah was working on *Blueprint Jordan River*, which is a comprehensive visioning process for the Jordan River Corridor that will update the 1971 plan for the river. In addition to updating the 1971 plan, goals for *Blueprint Jordan River* include:

- ☐ coordinating the many existing and in progress • plans dealing with open space, recreation and trails, water quality, etc.;

- promoting public understanding and acknowledgement of the importance of the corridor/parkway, recognizing it as a regional environmental, recreational, educational and economic amenity;

West Valley City Wetlands

- creating a best practices toolbox that takes the ideas that come out of the Blueprint and shows how they could be implemented along the river; and
- creating a one-stop set of data that brings all of the existing plans and studies together into a cohesive and organized whole.

For the public outreach component of *Blueprint Jordan River*, Envision Utah conducted a survey through workshops, focus groups, and online input. Nearly 1,300 persons participated in the survey. The majority of survey participants wanted the Jordan River to be preserved as a natural area with generous buffers from development. Trails and natural areas for wildlife viewing were identified as the most important recreational activities. Water quality and ecosystem health were identified as the top concerns for the Jordan River. Designate and preserve a 160 acre natural open space/storm water detention area in the northwest portion of the City.

- ☐ Continue to utilize the TDR ordinance as a tool for land preservation.
- ☐ Utilize stormwater funds and other funds like the County open space fund to acquire land within the TDR sending site. Consider partnering with Planning and Zoning staff when additional assistance is needed in preparing grants.

Preserve open space along the Jordan River and in other unique natural areas.

- ☐ Preserve the Redwood Nature Area as a natural open space.
- ☐ Upon completion of *Blueprint Jordan River*, update the General Plan to implement the recommendations from the *Blueprint Jordan River* that fall within the City's jurisdiction.
- ☐ Connect trails and open space within Sunset Hills and Wood Hollow to other foothill areas outside the City.

#6 Wider variety of housing:

Information was gathered from the Wasatch Front Regional Multiple Listing Service (WFRMLS) and the U.S. Census Bureau to evaluate the value of owner-occupied units in the City over recent years in comparison with values in Salt Lake County overall. Table 7.1 contains median home price data for ZIP codes within Salt Lake County based on actual home sales information from the WFRMLS. This table shows that homes on the west side of the City in ZIP code 84128 are selling for more than those in the rest of the City. This is

due in part to the fact that most of the new homes built in recent years have been on the west side of the City.

Table 7.1 also shows that home values in West Valley are significantly lower than the County overall.

Housing values in the City have risen substantially over the last four years, similar to other areas of the County.

Housing affordability

Based on the City's *Moderate Income Housing Plan* for 2008, the City has more than its fair share

of affordable housing for moderate income households – those at 80 percent of the median

household income for Salt Lake County. However, the rising cost of land and construction

materials together with substantial home appreciation in recent years has made many existing

and most new single family detached homes in West Valley City out of reach for low to moderate

income households. Even with growth in personal income in Utah, increases in home prices

continue to outpace increases in income.

Higher density developments such as small lot single family homes, townhomes, condominiums, and apartments can provide an affordable alternative. However, attached housing developments are often opposed by owners of single family homes when they are proposed next door. This is generally due to the additional traffic generated, perceived lost of property value, and the negative perceptions many people have about higher density development. The challenge then is to find appropriate locations for

quality development that is a higher density than single family detached homes. A more in depth discussion of housing affordability is found in the *Moderate Income Housing Plan* at the end of the *General Plan*.

Affordable housing is a regional issue. West Valley City together with other Salt Lake County communities like South Salt Lake and Taylorsville generally have a significant amount of affordable housing. However, it seems that communities at the south end of the valley are not doing enough to promote affordable housing. While the State does require each city to have a *Moderate Income Housing Plan*, the State has not established a technique to assure that individual city plans are appropriate, responding accurately to the data, and that local implementation strategies address the regional need.

Changing demographics and housing variety: Demographics in the State are changing. In 1980, 42 percent of all households were married couples with children. In 2006, married couples with children represented 32 percent of all households. In 2008, persons aged 65 and older comprised about 9 percent

of the State's population. By 2030, persons 65 and older are projected to be 13 percent of the

total population. Since the majority of the City's housing is single family detached homes, the

needs of future residents may not be met without developing a more varied housing stock.

While there will be a need for more housing for smaller households and seniors in the future,

the data in the introduction clearly indicates a lack of higher-end housing in the City.

Goal: Promote a variety of housing alternatives in West Valley City.

- ☐ Encourage senior apartments in addition to senior condominiums.
- ☐ Encourage housing with no stairs or that include elevators.
- ☐ Continue to promote higher-end housing in appropriate locations through development agreements. Allow alternative housing types. Examples include: mother-in-law apartments/granny flats.

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

Managing the Process:

West Valley City Housing Authority is the lead agency. WVCHA, which is part of the Community Preservation Department, administers and oversees the CDBG funds, while Salt Lake County oversees the HOME reporting and WVCHA administers their allot HOME funds. Both funding sources allow WVC to fund areas of need.

Throughout the General Plan process, many agencies were contacted and asked to participate and coordinate with our efforts. In each subject area, resource agencies were identified and asked to attend. Individual agency consultations were performed to obtain information about perceived needs and data that they could lend to our research process. For example, Public Health was contacted regarding lead based paint problems, and the Utah Anti-Discrimination and Labor Division was contacted regarding potential Fair Housing complaints.

The Grants Office conducted meetings where representatives of many different service providing agencies were invited. These meetings help to ascertain what those agencies feel are the most serious problems facing our community. The meetings lead to the submission of projects by the various agencies. (See list under #3 for participants.)

There have been many opportunities for coordination within City government, with other adjacent communities, and with various resource providers. This has been a particularly strong effort on the part of the City to assure access to various groups, the consortium members, State and area-wide agencies.

3. There are a variety of non-profit organizations currently involved in the West Valley City area, these agencies have coordinated and consulted with the City in the past:

- a) Community Action program - this agency has the responsibility to assist low income people with financial issues, language skills, cultural skills, affordable housing outreach (H.O.R.P.) and weatherization.
- b) Salt Lake County Consortium- this agency provides services along with the West Valley City Housing Authority to implement the HOME program funds.
- c) The Road Home - this agency is involved in homeless shelters and transitional housing. There are many other agencies that provide housing for the homeless but the Road Home has the experience and management capacity available to increase availability of transitional housing in West Valley City.
- d) Independent Living Center and Community Services Council - these agencies provide programming, housing, and counseling to the handicapped.
- e) The Work Activity Center - this agency provides skills and counseling as well as some residential care for severely handicapped individuals.
- f) Valley Mental Health - this agency provides mental health services in West Valley City as well as residential care facilities.
- g) Salt Lake County Division of Aging - this agency provides a variety of program services and assistance to the elderly.
- h) West Valley City Planning & Zoning Division - this Division in the West Valley City offices provides technical assistance, studies, information and referral and assists in the development of target neighborhood plans.
- i) The West Valley City Neighborhood Coordinator - this position is intended to foster the growth of neighborhood organizations and neighborhood planning within the City.
- j) West Valley City Crime Coalition - this non-profit organization is being organized to address crime issues within the neighborhoods.
- k) Neighborhood Coordinating Committee - this committee, composed of a variety of City Departments and their representatives, is being organized to provide information and assistance to neighborhoods.
- l) Community Services Council - administers the SHHIP program to assist the elderly with their everyday household maintenance needs.
- m) Rape Crisis Center - this non-profit provides counseling and support to victims of rape.
- n) South Valley Sanctuary - this is a shelter for battered women.
- o) Community Health - medical and dental services based on income.

- p) South Valley Sanctuary- counseling
- q) Community Action 211 - directory to services through out the county.
- r) Utah Food Bank - provides LifeCare minor maintenance for elderly and special needs; food boxes for the food pantries.
- s) Eye Care for Kids - eye exams and glasses for children.
- t) WVC D.A.R.E. program - educate K-12 regarding dangers of drugs.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

Citizen Participation: The Citizen Participation process has been updated. The committee has eight members which consist on WVC employees and residents. . A Citizen Participation Plan has been drafted by the Grants Division of the Community and Economic Development Department. The Plan has been approved by the City Council. Changes to the Plan may be suggested by any member of the Community and Economic Development Department, City Council, HUD, or any citizen of West Valley City. Once approved by the City Council, the changes will become part of the Plan. The Plan shall remain in effect until all programs being executed with federal grant funds have been completed or until superseded by another Citizen Participation Plan which has been approved by the City Council. Copies of the plan are available in the West Valley City Housing/Grants Division. Attached is a copy of the Plan. Each year applications for funding are scheduled. November 1, applications are available to public; applications are due back to the Grants Division November 30; December a public hearing involving the applicatants is held. During this meeting all involved will give supporting views of their programs and applicatons; December - January a notice is published and the public comment period begins; once the public comment period has been met the Citizen Committee reviews and ranks all applications and give recommendation to the City Manager and Council for approval. A public meeting is set for all concerned to voice opinions or recommendations; once this is accomplished the budget is put to a vote for approval. April the budget is sent to HUD and by July funding is available.

Two public meetings are held, these meetings are aimed at soliciting input from residents and applicants. Some who may not feel comfortable speaking during regular council meetings may attend the first public meeting to address to the

committee their recommendations and concerns. Community members are encouraged to submit comments during the development of the Plan and will also be encouraged to submit comments on any subsequent plan amendments and on the annual performance reports to the Plan. Written and verbal comments expressed during the comment period are considered by the committee and Council. Public meetings are frequently held by staff to meet with citizens and interest groups within the City. Some limited translation is available for non-English speaking persons through staff members who are multi-lingual. West Valley City Hall meets ADA requirements and is served by local bus service which provides transportation options for persons with disabilities. The new location for the West Valley City Community Preservation Department is also ADA approved and a green facility.

4. Not applicable at this time.

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

Institutional Structure

1. The West Valley City municipal government and specifically the West Valley City Housing Authority are the entities most involved with the provision of housing services. These services are funded through the Community Development Block Grant program, HUD appropriations HOME funds and some general taxation funds. The Salt Lake County Housing Authority and Salt Lake City Housing Authority also work within West Valley City providing housing services.

The institutional capabilities of the non-profits identified above are not completely known. Their staffing needs are not part of this research process. Coordination with these agencies has been excellent in the past and will continue on an ongoing basis. Most of the coordination will occur through the West Valley City Housing Authority and Grants Office. These roles and relationships will continue throughout the planning period.

2. The West Valley City Housing Authority is administered by the Board of Directors, who also are the elected councilpersons of West Valley City. The executive Director is also the City Manager of West Valley City. The Housing Authority is administered as a Division of the Community Preservation Department. Hiring, contracting, and procurement all comport with established City and HUD policies. The Board of Directors meet in session once each month to review any proposed capital improvements or development proposals. This arrangement seems to work well for

the Housing Authority and the City. Communication between the two entities occurs naturally and on a daily basis as employees “change hats” in dealing with daily work items. The difficulty with this arrangement lies in that those in leadership positions tend to see themselves first and foremost as leaders of the City, not the Housing Authority. Consequently, Housing Authority issues are settled not solely on criteria developed by an independent Housing Authority with typical goals and priorities but by elected officials concerned with serving the interests of the entire population of the city.

3. The West Valley City Housing Authority is administered by the Board of Directors, who also are the elected councilpersons of West Valley City. The executive Director is also the City Manager of the City. The housing authority is administered as a Division of the Community and Community Preservation Department. Hiring, contracting, and procurement all comport with established City policies. The Board of Directors meets in session once each month to review any proposed capital improvements or development proposals. This arrangement seems to work well for the Housing Authority and the City. Communication between the two entities occurs naturally and on a daily basis as employees “change hats” in dealing with daily work items. The difficulty with this arrangement lies in that those in leadership positions tend to see themselves first and foremost as leaders of the City, not the Housing Authority. Consequently, Housing Authority issues are settled not solely on criteria developed by an independent housing authority with typical goals and priorities but by elected officials concerned with serving the interests of the entire population of the city.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

Monitoring

Monitoring will be the primary responsibility of the Housing/Grants Office of West Valley City. This office includes the function of the Housing Authority and oversees the Community Development Block Grant Program, grant research and HOME funds. Monitoring will ensure that the statutory and regulatory requirements are being met and that proper budgeting procedures are being followed. Activities funded by block grant dollars that are conducted by West Valley City Departments will be monitored as if those departments were sub-recipients. The West Valley City Housing/Grants Office intends to monitor sub-recipients of CDBG funding to insure that activities conducted by the City, as well as those administered by entities other than the City, are being conducted in accordance with all applicable federal requirements and with the guidelines found in this Consolidated Plan. This monitoring will be conducted on at least an annual basis and will be the responsibility of the same office. Monitoring will consist of review of sub-recipient agreements, local documentation and on-site visits to determine compliance. Data collected from reports and on-site monitoring will be included in the grantee performance report. To date, the current monitoring

system has been successful and efficient to provide guidance and evaluation of sub-recipient activities.

EVALUATION OF PAST PERFORMANCE

CDBG funds were allocated to several Public Services and projects throughout the last five years. Duplication of services are carefully watched and new programs are funded if the need is there. West Valley City remains a high performer in reporting and spending their funds.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

Priority Needs and Analysis and Strategies

Priority needs were determined through the City's General Plan and Strategic Plan. The VisionWest 2030 was completed in the year 2009. This General Plan sets forth long range goals for West Valley City. It emphasizes setting goals and creating strategies for the future of the City.

The Strategic Plan evaluates current City priorities through a process of determining the most pressing issues that the City needs to address. Wide ranging issues are divided into 13 Elements or Chapters- categories. These categories represent issues that if not resolved could overwhelm the City within a 3 to 5 year timeframe. Within each category, goals are developed and strategies created, along with milestones/measurements. These two documents reflect the City priorities and those priorities are reflected in this section.

In addition to the documents mentioned above, public input received at hearings is also taken into consideration.

2.Lack of adequate funding impacts the City's abilities to make significant progress in all areas of need. Staff resources are stretched in our effort to move all needed areas ahead. For example, funding for much of the City Center Vision plan is inadequate and will continue to be a major hurdle for the City.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

3-5 Year Strategic Plan Lead-based Paint response:

Lead Based Paint

Lead poisoning remains one of the biggest environmental health hazards to children in the U.S. today. The main culprit is lead-based paint, which was used in houses built before 1978. Small children may ingest lead by eating chipping paint or by putting objects covered with lead dust into their mouths. Lead dust is often present in older homes with deteriorating paint. Remodeling or repainting older houses without taking proper precautions often creates lead dust. The highest risk is for children under 6 years of age who are growing rapidly and absorb lead efficiently. Childhood lead poisoning is associated with impaired development, kidney damage, learning disabilities and in severe cases coma, convulsions or death. In adults high levels of lead can cause memory loss, nerve disorders and fertility problems. Salt Lake County as a whole has a relatively low prevalence of childhood lead poisoning, mostly concentrated in the older sections of Salt Lake City. The health department estimates there are close to 600 children in Salt Lake County who have elevated levels of blood lead.

In the summer of 1996, the Salt Lake City-County Health Department made an effort to increase lead screening among children through a media campaign. The number of children getting screened increased for a short time, then dropped down.

West Valley has 17,439 homes built before 1978. The 2000 Census data shows 15,729 children aged 72 months or younger in the City, but does not clarify how many of those children are living in housing built before 1978. The September 2000 ruling on lead based paint only affects those homes built prior to 1978. There are an additional 1,006 homes built in 1978. None of the City Housing Authority units are at risk.

There is no current way to estimate the number of children of various income groups at risk for lead poisoning. West Valley Housing Authority and West Valley Building Inspections employees were trained in the 2000 HUD law. They in turn, will conduct a campaign to ensure that the word gets out to builders and residents.

2. In all dwellings assisted by the City, an initial inspection will be performed. Counter measures will be performed by the owner where economically feasible, or owner may choose not to participate in assisted housing programs. This includes all assisted housing programs and rehabilitation loans

HOUSING

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe

cost- burden, substandard housing, and overcrowding (especially large families).

2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

3-5 Year Strategic Plan Housing Needs response:

C o m p a r i n g the data from Hendricks and Partners with data from the U.S. Census Bureau reveals an interesting d i f f e r e n c e . According to Hendricks and Partners, the 2006 average rental rate of \$613 for a p a r t m e n t s in West Valley City was the lowest in Salt Lake County. However, the 2006 Census data indicates that the median rent charged for renter-occupied units in the City and the County overall was essentially the same at about \$740. This seems to indicate that there are condominiums, townhomes, and single family homes in West Valley City that are not considered apartments but that are being rented out at rates higher than apartments.

Age of Housing

Figure 7.3 shows the percent of total housing units built within different time periods for West Valley City and Salt Lake County as of 2006. When compared to Salt Lake County overall, West Valley City housing is somewhat newer. Over 90 percent of all the City's housing units were built from 1960 to the present compared with about 75 percent in Salt Lake County.

Type of Housing

The majority (about 65 percent) of housing units in West Valley City and in Salt Lake County are single family detached homes. Figure 7.4 shows the percent of total housing units for different types of housing in West Valley City and Salt Lake County as of 2006. The City has a higher percentage of residential buildings with two to four units per building than the County. However, the County has a higher percentage of residential buildings with 10 or more units per building. This would imply that, when compared to the County overall, the density of multifamily developments in West Valley City is generally lower than the density of multifamily developments in the County. There is also a significantly higher percentage of mobile homes in the City. In fact, about 22 percent of all mobile homes in the County are located in West Valley City.

West Valley City should contain a variety of housing for people of different ages, incomes, and ethnicities. Such housing should include quality architecture that addresses the street; provide amenities such as trails, parks, and open space; create safe and attractive neighborhoods; and promote resource conservation and environmental protection through primarily higher density.

West Valley City provides a wide variety of housing choices for most income levels, age groups, and those with special needs. As stated earlier in this document, our diverse housing stock provides well for our needs, except in the extremely low income group where natural market forces are insufficient incentive for developers to construct that type of housing. Essentially there just is not enough profit for developers to venture into that market without significant government assistance. Other income categories are well served in our existing housing stock which has the following breakdown:

June 2009 the Kelly Benson Apartments began construction and is slated for completion in May 2010. This complex will help bridge the gap in affordable housing for low-income seniors with disabling conditions in Salt Lake County by providing housing, rental subsidies, and services to help ensure successful tenancy. In addition to being a cost effective alternative to care centers, placing these individuals in permanent supportive housing will prolong and improve their quality of life. This complex will have 59 units of housing. Initially the complex will be staffed 24/7. The goal is to help tenants achieve stability by providing wrap-around services.

Supportive services will be provided by Housing Authority staff as well as partnership agreements with local social service providers. Onsite case management will help tenants access resources that will allow them to age in place. Tenancy will be made available to tenants who meet program requirements such as income, passing criminal background checks, and paying rent and complying with basic tenancy requirements. The opening of this Project is scheduled for later this spring 2010.

West Valley rental rates are consistently one of the lowest in the valley. Thus our rates help to provide a more affordable housing stock. Housing prices are lower too. A decision was made to sell the 18 public housing units owned by West Valley City Housing Authority. Once approval is received the homes will be sold and proceeds from the sales will be earmarked for newer public housing opportunities.

Due to the length and waiting period of the Section 8 waiting list, West Valley City Housing Authority opt to run their own Tenant Based Rental Assistance Program (TBRA). All potential clients will be pulled from the Section 8 waiting list. The program will follow the guidelines of the Section 8 program as set by HUD. Taking on the TBRA program will allow WVCHA to pull from the Section 8 waiting list and temporarily house approximately 26 households while they wait for permanent housing.

West Valley City Housing Authority has received funding for five years for the HOPWA Program. WVCHA has applied for an increase in funding to be able to assist more families. Currently 10 families are being assisted, it is hoped with an increase in funding this could double.

West Valley City Housing Authority also participates in the Shelter Plus Care program. The first five year funding for the program will end November 2009 and new funds have been applied for and an increase in these funds also. WVCHA would like to house and additional 16 families bringing our total to 41 households.

West Valley City is one of the most diverse cities in the State of Utah. In an examination of public housing and Section 8 waiting lists and other limited data

obtained, it does not appear that any one racial or ethnic group is disproportionately in need of housing assistance.

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

Priority Housing Needs

As part of the City's VisionWest 2030 General Plan Update process, a New Housing and Urban Design Task Force was formed. This task force met six times to review issues and provide recommendations. The 11 member task force was comprised of a staff member, planners from other organizations, residents, design professionals, a residential developer, and housing specialists. A report containing their findings was prepared for the Planning Commission and City Council's review. This report contained 31 recommendations for new housing. However, after the Planning Commission and City Council's review, some of the 31 recommendations were not considered a high priority.

There are four sources of input that contribute to the City's housing issues, goals and actions. First, the recommendations for the New Housing and Urban Design Task Force. Second, City staff reviewed the recommendations from the task force with the Planning Commission and City Council and had both bodies evaluate the recommendations. Third, City staff reviewed the issues, goals, and actions from the previous General Plan and carried over those that were still relevant. The fourth source of input for the City's housing issues, goals and actions is West Valley City's Growth Principles and Objectives. The complete list of these principles and objectives is included in the Introduction of the General Plan, 1-4 West Valley City's Growth Principles and Objectives; page 14, #4.

As stated previously, the most difficult category of housing need is the extremely low income at 30% of the MFI. Although there is need in most categories, this one stands out as the least likely to be satisfied with normal market forces. Larger families may have the most difficult challenge in finding housing in this category. Most developers are not interested in entering that market because the return is insufficient. Public assistance is needed in that area. The City has been successful in promoting some projects in this category over the last 5 years and hopes to continue.

In coordinating with the Consortium, many categories of need were considered high. Not all housing needs are being satisfied in any particular category. The need in the extremely low income category is greater than other categories due to the available diverse housing stock within the City for most income categories. Priorities were coordinated within the Consortium.

Priorities were determined through consultation with the Consortium, a review of Census data, trends in housing within the community, perceived needs based on past experience, and an analysis of the information provided in the tables. The City General Plan and Strategic Plans also provided a framework for priority setting. Funding is the main obstacle to providing housing in the various categories. In addition, public acceptance is often difficult to achieve. This may be due to a perception that some of the projects are not well managed, have recurring crime problems and appearance may not be the best. This perception is more associated with older apartment projects than the newer ones in our community. Rezoning hearings can be volatile. Actual processing of projects is efficiently accomplished once the project is approved by the appropriate public body.

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

Housing Market Analysis

There are a number of documents that have been used in this market analysis. The City's General Plan: VisionWest 2030. The housing vision for West Valley City, as defined in the updated General Plan is "A city containing quality housing of all types and prices." The Housing Section of this plan includes a state mandated "Moderate Income Housing Plan". Among the goals listed are increasing the quality of all new housing, creating a balance of types and prices of housing, encouraging home ownership and assuring that housing is available for people with special needs. The Moderate Income document looks at current housing affordability in the City and suggests strategies to address identified needs.

Although the percent of single family housing in West Valley has gone up, there is still a good representation of apartments, duplexes and mobile homes. Nearly 18% of the current housing stock is in multi-family, and nearly 7% consists of mobile homes. Traditionally both these types of housing have been relatively affordable. Planning staff estimates that there are 1,300 acres of vacant agricultural land and vacant residentially zoned land with residential development potential. Assuming a density of 4 units to the acre and 3.3 persons/household, the City at build out would have room for a population of 135,827 people.

Most residents of both West Valley City and Salt Lake County own rather than rent. Ownership rates in the City are higher than those of the County for all races. This reflects both the affordability of ownership in the City and the belief that ownership provides stability and stronger connections to the community.

Rental prices and for sale prices are lower in West Valley City than in most of the surrounding areas. This affordability attracts low income residents. The low income residents attract builders who choose to build smaller, more affordable housing, reinforcing the trend.

HUD MSA income numbers are used, because by using the MSA income numbers, the regional affordability of West Valley is clarified. However, since incomes in the City are lower than the MSA, it is likely that there is more need for affordable housing in the City than is shown here.

Rents in West Valley are lower than in most areas of the Salt Lake Valley. This would indicate that the City is already supplying more affordable housing than other communities. To clarify it further, General Plan VisionWest 2030; VII Housing Table 7.1-7.4, compares West Valley City average rents and homeownership with what is affordable for different income categories (for a family of four paying 30% of their income for housing). This does not include utilities, which can vary widely. Clearly those in the 80% bracket are able to find affordable housing. Those in the 50% bracket might find it difficult due to utility costs, but considering this is based on average rents, the 50% group are likely to find housing at the low end that is affordable. However, people in the 30% income level appear to be completely priced out of the market.

It is also important to look at for sale housing. Home ownership is an important value in West Valley, and again the data shows that the City is considerably more affordable than the rest of the Valley. Although home prices have risen over the years, West Valley has remained well below the County average.

The last study on housing condition was done for the 2000 Consolidated Plan. At that time a survey found that almost 70% of the rental units in the City were substandard, and around 38% of the owner occupied units were substandard.

Substandard was defined as being a combination of problems leading to an overall evaluation for the unit indicating that substantial repair is needed. The study involved exterior observation of such items as cracking foundations or broken windows. It should be noted that the majority of rental problem areas were in older 4-plexes and duplexes, not in managed complexes. These units often lack on site management and thus are not always kept up well. Nearly all the substandard units were deemed suitable for rehabilitation.

The West Valley Housing Authority administers the Housing Choice Voucher Program (Section 8 Vouchers). This program is mostly targeted to very low income households and assists with rent payments for market rate housing. In theory by allowing lower income residents access to market rate housing, concentrations of poverty can be avoided and all residents have equal access to neighborhoods with safe streets and good schools. Not all landlords are willing to take Section 8 Vouchers which can erode the effectiveness of this program. Still, it is generally very helpful in allowing some of our lowest income residents access to decent housing.

Due to the high demand and limited supply, people applying can expect to be on the list for a year before they are issued a Certificate or Voucher.

West Valley residents receiving Section 8 Certificates or Vouchers - 513 persons
West Valley waiting list -1,500 persons. West Valley City Housing Authority is also funding their own Tenant Based Rental Assistance (TBRA) program to assist in moving the waiting list along. The intent of the Housing Authority is to house 26 more families while they wait for admittance to the Section 8 voucher program. Besides providing Section 8 and some subsidized housing, the WVC Housing Authority administers programs to provide downpayment assistance, home maintenance funds and emergency repair funds. These programs help low and moderate income residents to find and maintain affordable housing. The Housing Authority also administers a downpayment project for the adjacent city of Taylorsville.

Currently there are no at risk subsidized units, as most of the older units are Public Housing and the newer units are in Low Income Housing Tax Credit projects. Besides regular housing needs, there are individuals in West Valley who need special housing, due to special needs. Generally, people with special needs, like most people, prefer to live as independently as possible. There are two types of help that make independence possible, physical adaptations and social services. For the physically disabled and frail elderly, simple changes such as wheelchair accessibility or door handles instead of knobs, may be enough to allow independent living. For others, such as mentally ill individuals or homeless persons, social services may be needed in order to achieve the necessary stability. Each person has unique needs and many benefit from a combination of physical modifications and social services. All communities have individuals who need help and all communities have an obligation to ensure appropriate housing is available. Although there are no reliable numbers on these populations, the following analysis describes current knowledge. Currently there are 505 units in West Valley that are designated for seniors over 55 years of age. Some of these units are subsidized and some are market rate. The apartments vary in the amount of services they offer. Each of these projects have units that are wheelchair accessible, and many have additional modifications for the elderly. Currently Kelly Benson Apartments are being built. These units are designed for the chronically homeless men, 55 and older. West Valley City Housing Authority participates in the Shelter Plus Care program working directly with Valley Mental Health in housing clients with special needs.

Housing for people with severe and persistent mental illness is provided by Valley Mental Health, which has 20 units at Oquirrh Ridge West and 20 units at Valley Crossroads. These are affordable one bedroom units for clients who are able to live independently, but who need a dependable connection to mental health treatment. Valley Mental Health also has leased housing and housing vouchers that they use to ensure their clients are adequately housed. Other properties have been built in Salt Lake City and Salt Lake County that address chronic homelessness and mental disabilities. These facilities provide counseling, medical maintenance etc. for residence.

Since the passage of the Americans for Disabilities Act in 1991, housing for the physically disabled has become easier to find. Many units are available in the community for those able to afford market rent. For disabled persons on Supplemental Security Income (SSI) there is more concern. A total monthly income of \$500 in 2005 does not allow people to pay market rents. Currently there are 12 affordable units for the physically disabled in Magna that are managed by Utah Non-Profit Housing. That agency considers affordable wheelchair accessible housing as a current priority. The Disabled Rights Action Committee confirmed that the problem is not finding housing that is accessible, but is finding housing that is accessible and

affordable. One thing that has helped is that West Valley City Housing Authority was recently awarded 100 Section 8 Certificates for handicapped and disabled individuals. The James Woods Special Needs study estimates a current County supply of around 450 handicapped accessible units in the Valley, with a target for 2010 of 1,000 units. Finding housing for people with substance abuse is often difficult. Although substance abuse is often more of a medical concern than a housing concern, it is frequently linked to homelessness. There is a debate as to whether homelessness is caused by substance abuse or substance abuse is a reaction to homelessness, but either way both housing and treatment are important. There are a wide variety of agencies providing substance abuse treatment in the Salt Lake Valley and according to a counselor at the County Substance Abuse referral center there is a short wait time for people interested in participating.

With the new drugs increasing life expectancy for people with HIV/AIDS, there is likely to be an increasing need for housing for this group. The special needs study estimates a County-wide current supply of around 30 units and a need for around 75 units by 2010.

The Salt Lake County Housing Market: Seniors and Other Special Needs Populations provides a slightly different estimate. This study shows there are currently around 650 shelter beds available year round, with an additional 350 from November to April at the overflow shelter. That study also shows a current inventory of 290 units of transitional housing. The estimated need here for the year 2010 is a more conservative additional 300 emergency beds and 500 transitional units.

In West Valley the known homeless population consists mostly of single men living along the banks of the Jordan River. However, based on occasional complaints to the City, there may be a large number of over-crowded and doubled-up households at risk of homelessness. These are mostly minority families with low paying jobs who are sharing a house until they are able to find more appropriate accommodations. Unfortunately there are no numbers regarding this population.

West Valley City's response to homelessness includes regular contributions of CDBG money to The Road Home, the largest shelter provider in the County. That agency also manages two transitional houses in West Valley. The Kelly Benson Apartments will contribute 35 units for the chronically homeless.

These numbers will be used to influence decisions made by City officials when identifying needs within the City for the annual Strategic Plan document. The City Center redevelopment project will also provide a wide range of housing types to help address the needs as identified above. As housing units are acquired for redevelopment projects around the City, new housing units will be constructed to meet housing needs in all areas. (See attachment VII Housing , 7-3 Vision ; VisionWest 2030)

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:

Specific Housing Objectives

The maintenance and preservation of existing housing and the creation of new opportunities for homeownership in the City are high priorities for West Valley City. Funds are proposed for home rehabilitation, emergency repairs, and down payment assistance in the City. Referrals from City planners and Building Inspections on residence in need of assistance is given to the Grants division.

The City will partner with The Road Home homeless shelter organization and use HOME funds to assist in administration costs.

The Salt Lake Community Action Program coordinates volunteers to provide needed home maintenance for senior citizens living in the City. Funds will be used to purchase supplies used for seasonal maintenance and basic household repairs, allowing seniors to maintain property values and continue independent living.

HOPWA funds received through Salt Lake City are used to provide decent, safe, and affordable housing for ten households dealing with AIDS.

As a recipient of a Shelter Plus Care grant, the City has partnered with Valley Mental Health to provide housing and case management for ten households attempting to maintain a stable, largely independent lifestyle outside of a mental health facility.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

Needs of Public Housing

The West Valley City Housing Authority currently administers 513 Section 8 Housing Choice Vouchers and owns 18 public housing units. The 18 public housing units are scattered single-family homes located throughout the city. Currently the 18 public housing units are in very good condition. Several units will need new furnaces and coolers.

There are currently 1500 households on the waiting list. Twenty six of those households, or 2%, have at least one member who is disabled.

The Housing Authority has submitted a request to sell the 18 units and is not waiting for approval to sell the 18 Public Housing units and purchase new housing stock. The Public Housing units are older homes and funding limits repairs that are needed. Stimulus money funded to the Housing Authority has allowed for furnaces and coolers to be replaced.

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

Public Housing Strategy

The West Valley City Housing Authority currently administers 513 Section 8 Housing Choice Vouchers and owns 18 public housing units. The 18 public housing units are scattered single-family homes located throughout the city. Currently the 18 public housing units are in very good condition. Several units will need new furnaces and coolers which will be replaced by the CDBG-R funds. The WVA is currently waiting for the approval to sell their public housing units. Funds from the sale will be directed toward newer affordable housing units.

There are currently 1500 households on the waiting list. Twenty six of those households, or 2%, have at least one member who is disabled.

The Housing Authority has submitted a request to sell the 18 units and is not waiting for approval to sell the 18 Public Housing units and purchase new housing stock. The Public Housing units are older homes and funding limits repairs that are needed. Stimulus money funded to the Housing Authority has allowed for furnaces and coolers to be replaced.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

Barriers to Affordable Housing

1-2. Salt Lake County is currently conducting a study of Barriers to Affordable Housing which West Valley City staff is participating and providing input. Once the County study is completed elements of the plan will be assessed for relevance to West Valley City.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

3-5 Year Strategic Plan Homeless Needs response:

Homeless Needs

As discussed in the Housing Market Analysis, local shelters are generally in Salt Lake City and there are no plans to provide a shelter in West Valley. However, there is a need in West Valley both for transitional and permanent affordable housing. The report on homelessness and the special needs reports both estimated current and future need. A recent memo from the Long Range Planning Committee for the homeless allocated needed housing units for the year 2000 to local communities based on population. They defined West Valley as having 11.7% of the County population, a slightly smaller percent than Wasatch Front Regional Council estimate of 11.91%. In their estimation West Valley, in order to meet their fair share needs for the homeless, should provide the following. 6 Transitional Units; 16 Permanent Units

Currently there are 2 transitional units in the City that are managed by The Road Home. One unit has a family and the second is home to single men. In order to attain the City's fair share we would need to add 6 transitional units.

West Valley City has participated in the construction of a 59 unit housing project called the Kelly Benson Apartments. The project will provide permanent supportive housing for seniors with disabling conditions including those who have been homeless or chronically homeless.

The other issue with homelessness is prevention. It is easier to help families and individuals before they become homeless, through helping with other needs.

Supporting organizations that provide services to low/moderate income households can provide the stability needed to maintain housing

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

3-5 Year Strategic Plan Priority Homeless Needs response:

Priority Homeless Needs

1-2. The City maintains contact and a cooperative working relationship with Salt Lake County Housing Authority which has recently completed "An Analysis of Housing Demands and Supply for Salt Lake County's Chronically Homeless Population." West Valley City also has a working relationship with the organization Utah Issues, Center for Poverty Research and Action which has recently completed a "Poverty in Utah 2004, Annual Report on Poverty, Economic Insecurity, and Work." Both these documents along with a new study being coordinated through the County entitled "A 10-year Plan to End Chronic Homelessness" are being used to assess the situation in West Valley City to be followed by implementation measures.

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

Homeless Inventory

According to the study prepared by Salt Lake County in 2004 it is estimated that county wide there are approximately 10,000 individuals that experience homelessness at some time during the year. It is also estimated that of those individuals, 1,000 will satisfy HUD's definition of chronically homeless. The following is a list of providers and the services they have available.

- a) The Road Home: shelter with 256 beds for men, 64 beds for women, and 31 family units.
- b) Rescue Mission, a shelter with 80 beds for men.
- c) Volunteers of America Utah, a substance abuse center with 56 beds.
- d) Valley Mental Health, 213 units to provide housing for the severely mental ill.
- e) Wasatch Homeless Health Care, does not provide housing. Provides medical services to an estimated 6,400 individuals annually.
- f) Valor House, provides housing for 61 homeless veterans who are mentally ill.
- g) Homeless Veterans Fellowship, an organization from Weber County that is proposing an estimated 40 units of transitional housing for veterans with criminal records.
- h) Utah Department of Corrections, there are approximately 6,000 individuals in Salt Lake County that are on probation or parole. The Department of Corrections will be instituting a program to help these individuals find housing.
- i) Foster Youth, State programs are being researched to help these individuals transition into housing as they become 18.
- j) St. Vincent's, primarily a food kitchen, but also offers employment case management, social, and legal services. They estimate they serve approximately 1,000 clients annually. During the winter, the dining room provides 100 beds for emergency shelter.
- k) Transient Services, this organization provides vouchers for local motels and hostels to approximately 60 individuals and families on a daily basis.
- l) Kelly Benson Apartments: 54 units for chronically homeless males
- j) Palmer Courts: Managed by the Road Home. Housing for homeless families and individuals.
- k) Grace Mary Manor: Salt Lake County Housing Authority: Single apartment units for single homeless adults.

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's

strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

2. Chronic homelessness—Describe the jurisdiction’s strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

3-5 Year Homeless Strategic Plan response:

Homeless Strategic Plan

1-5 A consortium of Salt Lake County municipalities and the County government are currently drafting a document entitled "A 10-year Plan to End Chronic Homelessness." West Valley City staff and elected officials are participating and providing input. Once this document is completed, elements of the document will be assessed for implementation in West Valley City

Homeless Inventory

According to the study prepared by Salt Lake County in 2004 it is estimated that county wide there are approximately 10,000 individuals that experience

homelessness at some time during the year. It is also estimated that of those individuals, 1,000 will satisfy HUD's definition of chronically homeless.

The following is a list of providers and the services they have available.

- a) The Road Home: shelter with 256 beds for men, 64 beds for women, and 31 family units.
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- j) Palmer Courts: Managed by the Road Home. Housing for homeless families and individuals.
- k) Grace Mary Manor: Salt Lake County Housing Authority: Single apartment units for single homeless adults.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

3-5 Year Strategic Plan ESG response:

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), ☐ i.e., public facilities, public improvements, public services and economic development.

2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

Community Development

1-5 A consortium of Salt Lake County municipalities and the County government are currently drafting a document entitled "A 10-year Plan to End Chronic Homelessness." West Valley City staff and elected officials are participating and providing input. Once this document is completed, elements of the document will be assessed for implementation in West Valley City.

Under the Neighborhoods category, CDBG funding has been allocated to improve roads and sidewalks in designated CDBG areas.

2200 West received Sidewalk, curb and gutter as will the Lester Street project which was funded under the CDBG-R funding and entitlement funds.

See CDBG map for areas.

2. Sidewalks, curbs, and gutters were funded for safety reasons. Both projects were throughfares for children walking to and from school.

3. Funding is the largest obstacles. Lester Street has been funded section at a time due to the high cost and reduction in funds. The 2009-2010 FY funding and CDBG-R funding will complete the sidewalk project.

4. The Lester Street project will serve 16,567 households of LMI. 2200 West project will serve approximately 9,000 households.

The Governor's Office of Planning and Budget is projecting significant job growth throughout Salt Lake County in nearly every employment sector. The largest employment sectors in 2030 are expected to be Trade, Transportation and Utilities; Professional and Business Services; and Education and Health Services. The latter two should experience considerable growth over the twenty year time span of this General Plan, with the Education and Health Services sector expected to grow by nearly 70 percent, with the subcategory Health and Social Services specifically adding approximately 45,000 jobs.

By comparison, over the next twenty years Salt Lake County's population is expected to grow by about 36 percent, adding nearly 390,000 people. West Valley City has several important entertainment venues including the E-Center, Utah Cultural Celebration Center, USANA Amphitheatre, Hale Center Theatre, and Rocky Mountain Raceway among others which provide jobs.

The City has many retail and commercial centers such as Valley Fair Mall, 3500 South and Redwood retail, and the 5600 West commercial corridor. These features draw many residents into the City from surrounding areas and can generate

important spin-off retail sales and other services. Enhancing the experience of these sites and areas may spur more visitors to stay and enjoy other adjacent opportunities. The Utah Microenterprise program can be a useful tool for start up small businesses.

The retail sales figures in West Valley City have grown significantly over the past five years, more than doubling from approximately \$924 million annually to over \$2 billion. Continued expected growth in sales, combined with improvements in the aesthetics and branding of West Valley City have the potential to establish even stronger retail sales centers and walkable retail/mixed corridors that could drive these numbers and the resulting tax base even further.

The First Program Year Action Program provides a good general framework to longer term programs. The key elements of West Valley City's antipoverty strategy are education, financial counseling, affordable housing, and the creation of diverse job opportunities. The City continues to work with the Granite School District to improve educational offerings, expand English skills, and enhance cultural awareness. In past years as the City's population has become increasingly diversified, test scores, a measurement of how well students understand the material being taught, have been dropping. This decrease in performance is often blamed on poor English skills and highly transient students and their families. In the lowest testing schools, it is not uncommon for class turnover during the school year to reach 60%. Obviously, this has extreme implications for the teacher, who must always be trying to catch up the new students. As the City improves its amenities, in terms of the kind of facilities it offers that interest more people in staying for the long term, some of this transience may dissipate. If transience is a function of relocating for better jobs, the City's efforts to provide better job opportunities could also address this issue. English as a Second Language (ESL) is currently a strong emphasis in Granite School District Schools in WVC. Many children are in the school system that lack adequate English skills. These children are from other countries and may live in homes where their parents speak very little English. This contributes to the students difficulties in improving their language skills. Programs for adults to improve their English have also been promoted and will continue to be a strong need over the long run. Financial counseling will also continue to be an important emphasis for WVC. Currently all assisted housing owned by the Housing Authority receives training. Expanding this training to other persons in need will be accomplished with advertising and a sensitivity to other cultures and languages. Financial Counseling through Community Action Program assists new homeowners as well as those currently owning homes.

Many families and individuals are attracted to West Valley because of the abundant housing opportunities. West Valley has a variety of housing types and a high percentage of rental housing and mobile homes. This percentage is approximately 30%. We have often argued that if other communities would be willing to provide diverse housing types, as per West Valley, there would not be a housing crisis. The City continues to build affordable housing rental projects and has a large existing supply of low rental units.

The only category of need that the City realizes is not well served is the 30% of MFI. Several small projects have been built in past years to serve this housing need. The City will continue to seek additional projects to help serve this demand, since it is doubtful that natural market forces will address this need.

The Economic Development division is charged with the responsibility of providing job opportunities through the expansion/retention of existing businesses and the attraction of new business to our community. They have adopted an Action Plan that focuses on the City Center, a possible auto mall, growth areas around 5600 West, promotion of the Redevelopment project areas, and the sale of certain WVC owned

properties to balance the budget and provide additional funding within the General Fund.

2. The above strategies are reasonable approaches to help combat poverty in our community. More work in all four strategies is needed. Although we believe this approach will make progress toward alleviating poverty, it is not anticipated that it will solve the problem. Those that avail themselves of the opportunities will benefit but no one can force all those with a need to improve their educational status, or their understanding of their finances. Too many people in poverty have other issues such as mental health problems or addictions or serious medical issues that can not be adequately addressed in a public policy.

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response:

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Non-homeless Special Needs Analysis response:

Specific Special Needs Objectives

1-2. The maintenance and preservation of existing housing and the creation of new opportunities for homeownership in the City are high priorities for West Valley City. Funds are proposed for home rehabilitation, emergency repairs, and down payment assistance in the City. City planners will research and recommend specific neighborhoods for targeted education and assistance involving rehabilitation and homeownership opportunities.

The City will partner with The Road Home homeless shelter organization and use HOME funds to carry out a TBRA program benefiting twenty families leaving the shelter and attempting to achieve stability.

The Salt Lake Community Action Program coordinates volunteers to provide needed home maintenance for senior citizens living in the City. Funds will be used to purchase supplies used for seasonal maintenance and basic household repairs, allowing seniors to maintain property values and continue independent living.

HOPWA funds received through Salt Lake City will be used to provide decent, safe, and affordable housing for eight households dealing with AIDS.

As a recipient of a Shelter Plus Care grant, the City will partner with Valley Mental Health to provide housing and case management for ten households attempting to maintain a stable, largely independent lifestyle outside of a mental health facility.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:

Non homeless Special Needs and Analysis

1. See Chart
2. The high priority housing and supportive service needs are for the severely mentally ill, the developmentally disabled, and the frail elderly. See Chart
3. The limited funding available necessitates prioritizing these needs. The priority was based on directing funding to the most vulnerable among us, especially those who are unable to improve their physical or financial situation in life.
4. The obstacles to meeting underserved needs are financial.
5. West Valley City has several organizations that work to benefit the mentally ill and the developmentally disabled. Valley Mental Health is a premier organization that serves the entire state in providing a wide range of counseling services and treatment facilities. Their emphasis is to place individuals in mainstream housing with the level of case management necessary to keep individuals functioning independently or semi-independently. The Work Activity Center serves the developmentally disabled and their families by providing jobs and group homes where those who are over the age of eighteen can live and grow. Case management is on a case by case basis, with most individuals needing simple reminders on hygiene and cooking and a ride to work, where they are employed in jobs that suit their individual level of development.
6. The Work Activity Center is in need of rehabilitation work on eight units located in West Valley City. They have approached the City for assistance. HOME funds from the Salt Lake County consortium are being considered to assist this excellent organization, located in close proximity to the location planned for the City Center.

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons

who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.

2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

Housing Opportunities for People with AIDS (HOPWA)

1-6 West Valley City Housing Authority would like to be able to assist a larger number of qualified participants under the HOPWA program but, has realized that this may not be possible based on the current economic situation. Market rents continue to increase, and landlord requirements have maintained at a high level making it more difficult for our tenants to find suitable housing within the FMR's or Payment Standards. The landlords that are willing to rent to our qualified participants are charging a greater rent amount, and in turn creating higher Housing Assistance Payments to the landlords. The current economy has also increased the number of unemployed and zero income individuals which tends to result in the HA covering the largest share of the rent. Where in the past some or most of the clients were able to

see some form of income coming into their households and the HA was able to pay a smaller amount of the rent and therefore, assist more clients with the dollars given. It has become obvious to the HA that the assistance of the HOPWA program, for many of the clients, continues to provide an increasing level of stability. They are able to make the health care choices necessary for their condition, without the pressure of an unstable living situation. The clients also seem to be accessing the facilities need most, and it is apparent to WVC that they have maintained continual communication with their Clinic 1A case managers. The WVCHA has, due in part to the stability of the clients, been able to keep a very productive working- relationship with both the clients and case managers. The ability to have this communication with the tenants has lead to quicker processing of the necessary paperwork to continue assistance.

As mentioned previously, the WVCHA continues to contract with the Salt Lake CAP for supportive services in assisting with finding HOPWA qualified individuals and providing deposit assistance to those who were in need of it. The HOPWA Coordinator at the HA also remains a part of the local HOPWA meetings and has contact with all the participating organizations, which remain beneficial to the clients. The ability of the local HA's and the appropriate organizations to have this close form of communication is very helpful when it comes to leasing up the tenants. We are able to get an approval, process paperwork, and lease the tenants up in a much more timely fashion than in years past.

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:

Special HOPW Objectives

The funding available to the HOPWA program will continue to move forward in supplying the needs to the clients. More funding is needed as the economy continues to drain the limited funds.

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.